



December 14, 2015

Matthew Didier
77 West Jackson Boulevard
Chicago, IL 60604-3507

Re: FY2016 Brownfields Grant Proposal
U.S. EPA Brownfields Hazardous Substances Grant
Calhoun County Land Bank Authority, City of Battle Creek, and the Albion Brownfield
Redevelopment Authority Coalition
Calhoun County, Michigan

Dear Mr. Didier:

The Calhoun County Land Bank Authority (CCLBA), the City of Battle Creek, and the Albion Brownfield Redevelopment Authority (ABRA) have formed a coalition (the Coalition) to apply for a U.S. EPA Brownfields Hazardous Substances Grant. The CCLBA, which will serve as the lead agency and act as the grant recipient/administrator, is submitting the enclosed application on the behalf of the Coalition. The Coalition is requesting \$600,000 for hazardous substances.

Calhoun County (County) is located in the south-central Michigan, midway between Chicago and Detroit, at the junction of two major interstate freeways (I-94 and I-69). Battle Creek and the micro-community of Albion account for nearly 45% of the County's population, with the remainder of the population disbursed in smaller communities. The Kalamazoo River flows westward through the County. The County's economy, especially in the two main cities, has historically been based on manufacturing. Development began in the late 1800s when railroad lines made it possible for local manufacturing companies to ship their products nationally. Battle Creek became known for food processing and was nicknamed "Cereal City," and Albion developed into a hub for heavy industry (foundries, metals processing, etc.). By the 1980s, all sectors of the manufacturing industry were declining. Further downsizing in the manufacturing sector and the near failure of American automakers in 2008/2009 decimated the industrial employers in the County. Today, the entire County, and worst-hit Battle Creek and Albion, are struggling to reinvent themselves and revitalize the brownfields that have long dominated the landscape. Although the County is located in rural south-central Michigan, its demographics, health concerns, and economic struggles are much more similar to those of the larger, urban, industrial cities for which Michigan is known.

The CCLBA was formed to work cooperatively with local units of government, non-profit organizations, and other community partners to create a coordinated approach for blight elimination, economic development, and community revitalization. The CCLBA's purpose is to secure and coordinate public funding and acquire, maintain, combine, and place properties in the County back into productive use. Because the CCLBA does not have to deal with the same day-to-day operational concerns as the cities within their jurisdiction, they can focus their time and funds on effectively and regionally addressing blight and community revitalization. For this reason, Battle Creek and Albion formed a coalition with the CCLBA to capitalize on their working relationship, coordinate their public funding dollars, utilize the CCLBA's ability to acquire and combine parcels, and pool their brownfields programs' resources to promote a regional approach to the assessment and redevelopment of brownfields. The Coalition members have worked to acquire and coordinate public funding from state and federal agencies to begin the process of addressing the ever increasing number of vacant and abandoned properties that are negatively impacting the County.



The main obstacle they are facing is assessing the brownfields that are impeding their revitalization plans. The Coalition needs assessment grant funds to fill its current funding gap and continue characterizing, cleaning up and redeveloping these brownfields, which will directly advance the U.S. EPA Region V regional priority of coordinating public funds for brownfields projects.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: Calhoun County Land Bank Authority
315 West Green Street
Marshall, Michigan 49068
- b. Applicant DUNS number: 961973984
- c. Funding Requested:
 - (i) Grant type: Assessment
 - (ii) Federal Funds Requested: \$600,000
 - (iii) Contamination: Hazardous Substances
 - (iv) Coalition
- d. Location: Calhoun County and the Cities of Battle Creek and Albion, Michigan
- e. Property information for site specific proposal: NA
- f. Contacts:
 - (i) and (ii) **Project Director and Chief Executive**:
Ms. Krista Trout-Edwards
Calhoun County Land Bank Authority Executive Director
315 West Green Street, Marshall, Michigan 49068
Phone: (269) 781-0777, email: kedwards@calhouncountymi.gov
- g. Date Submitted: December 18, 2015
- h. Project Period: Three years
- i. Population: Calhoun County: 135,534; City of Battle Creek: 52,126; City of Albion: 8,593
(2009 - 2013 American Community Survey)
- j. Regional Priorities/Other Factors Checklist: Attached

Very truly yours,



Ms. Krista Trout-Edwards
Executive Director
Calhoun County Land Bank Authority

Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: Calhoun County Land Bank Authority

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated Public Funding for Brownfields

Page Number(s): pg. 1, 8, 13

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	pg. 7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	pg. 8
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**FY2016 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (U.S. EPA) BROWNFIELDS HAZARDOUS
SUBSTANCES ASSESSMENT GRANT APPLICATION**

**Coalition of Calhoun County Land Bank, City of Battle Creek,
and the Albion Brownfield Redevelopment Authority, Michigan**

1. Community Need:

a. Targeted Community and Brownfields:

(i) Target Community Description: Calhoun County (County) is located in south-central Michigan, midway between Chicago and Detroit. Battle Creek and the micro-community of Albion account for nearly 45% of the County's population, with the remainder of the population disbursed in smaller towns. The Kalamazoo River flows westward through the County, traversing the downtown areas of Battle Creek and Albion. The County's economy, especially in the two main cities, has historically been based on manufacturing. Development began in the late 1800s and Battle Creek soon became known for food processing and nicknamed "Cereal City", and Albion developed into a hub for heavy industry. By the 1980s, all sectors of the manufacturing industry were declining. Further downsizing in the manufacturing sector and the near failure of American automakers in 2008/2009 decimated the industrial employers in the County. Today, the entire County, and worst-hit Battle Creek and Albion, are struggling to reinvent themselves and revitalize the brownfields that have long dominated the landscape. The Calhoun County Land Bank Authority (CCLBA) was formed to work cooperatively with local governments, non-profit organizations, and other community partners to coordinate public funding for blight elimination, economic development, and community revitalization. Both Battle Creek and Albion have brownfield programs, but their funding has dwindled and they recognize that they cannot revitalize their communities on their own. They formed a coalition with the CCLBA to coordinate their limited public funding dollars, utilize the CCLBA's focused ability to acquire and combine parcels, and pool their brownfields programs' resources to promote a regional approach to the assessment and redevelopment of brownfields. The Coalition's first objective is addressing brownfields in four targeted areas: (1) the Albion downtown corridor (an approximately eight square-block area located along the main north-south street in Albion); (2) the Harvard Industries Area along the Kalamazoo River in western Albion; (3) the West Michigan/Hamblin Avenue corridor in Battle Creek (an approximately one mile long corridor centered on the Kalamazoo River in the Northcentral neighborhood); and (4) vacant industrial sites the CCLBA owns. In order to meet this objective, the Coalition needs assessment grant funds to fill its current funding gap and begin characterizing, cleaning up, and redeveloping these brownfields, which will directly advance the **U.S. EPA Region V regional priority** of coordinating public funds for brownfields projects.

(ii) Demographic Information:

Targeted Area	Population	Unem. Rate	Poverty Rate	Minority	Median Household Income	Per Capita Income	Food Stamp/ SNAP	<5 Yrs Old
U.S.	311,536,594 ¹	6.1% ²	15.4% ¹	26.0% ¹	\$53,046 ¹	\$28,155 ¹	12.4% ¹	6.4% ¹
Michigan	9,886,095 ¹	5.1% ²	16.8% ¹	20.7% ¹	\$48,411 ¹	\$25,681 ¹	16.7% ¹	5.9% ¹
Calhoun County	135,534 ¹	4.6% ²	17.8% ¹	16.9% ¹	\$42,110 ¹	\$22,978 ¹	19.5% ¹	6.2% ¹
Battle Creek	52,126 ¹	16% ³	22.1% ¹	26.9% ¹	\$37,814 ¹	\$22,154 ¹	25.1% ¹	7.8% ¹
W. Michigan/ Hamblin	5,077 ⁴	NA	27.7% ⁴	73.9% ⁴	\$31,269 ⁴	\$13,239- \$14,879 ⁵	44- 46.2% ⁵	6.8- 11.4% ⁵
Albion	8,593 ¹	22% ³	38.7% ¹	33.9% ¹	\$25,382 ¹	\$14,455	37.1% ¹	6.4% ¹
Downtown Corridor	2,261 ⁵	NA	29.1% ⁵	9.3% ⁵	\$35,299 ⁵	\$14,001 ⁵	31.9% ⁵	3.2% ⁵
Harvard Industries	4,035 ⁵	NA	34.2- 49.5% ⁵	59.0- 59.3% ⁵	\$19,891- \$21,836 ⁵	\$11,73- \$15,518 ⁵	35.7- 42.4% ⁵	7.8- 11.4% ⁵

¹ Data from 2009-2013 American Community Survey, S1701 Poverty Status in Past 12 Months, factfinder.census.gov; ² Data from Bureau of Labor Statistics (August 2015- not seasonally adj.), available at www.bls.gov; ³ The ALICE Project, Michigan, United Way, September 2014; ⁴ Analysis of Impediments to Fair Housing Choice, City of Battle Creek, Michigan, July 8, 2013; ⁵ Data from 2008-2012 American Community Survey, available at factfinder.census.gov.

(iii) Brownfields: The Coalition's overriding concern is the sheer number of brownfields located in the County and the number of commercial/industrial brownfields that are falling into foreclosure and into the CCLBA each year. The Michigan Department of Environmental Quality (MDEQ) identified over 500 sites with known environmental contamination within Battle Creek and Albion and an additional 100 in the remainder of the County. These sites were historically developed with anything from small dry cleaner and auto repair shops to local auto parts manufacturing facilities to large scale foundries and metal processing plants. The CCLBA has an inventory of over 600 sites and anticipates taking 50 to 100 each year in the next five years! This inventory includes commercial buildings in downtown Battle Creek and Albion that are literally collapsing, as well as abandoned industrial facilities that have not been entered in over a decade. Due to the unsecured condition of the sites and the deteriorated buildings on them, it is possible for residents (especially children) to access the sites and the structures. Once on-site, they may be exposed to asbestos fibers (known to cause mesothelioma and asbestosis), lead-based paints/lead dust (known to cause neurological damage in children), and surficial soil contamination. Soil and groundwater is also often contaminated with fuels and solvents, posing vapor intrusion exposure concerns for nearby residents. Further increasing the negative affect of these brownfields is the fact that their real and perceived impact extends beyond their property boundaries. The migration of contaminated groundwater and run-off of impacted surficial soil spreads the brownfields contaminants onto adjoining sites, resulting in more potential exposures. The simple presence of blighted and unsightly buildings/grounds decreases the perceived value of adjoining sites, resulting in an ever expanding area of undervalued and underused properties. The perception of residents and businesses is that these original brownfields and the neighborhoods that they are impacting cannot be safely or feasibly redeveloped. Though there are brownfields scattered throughout the County, the highest concentrations of these sites are in Battle Creek and Albion, along the Kalamazoo River in the targeted areas. The following summary of sites located in the targeted areas illustrate typical past uses, contaminants, current conditions, and health threats posed by brownfields.

<u>Targeted Area</u>	<u>Environmental Contaminants</u>	<u>Current Conditions</u>
<u>ALBION DOWNTOWN CORRIDOR</u> (vacant commercial, former auto service, dry cleaners, paint stores, printing shops, milling, lumber yard) (11 acres)	asbestos, heavy metals, volatile organic compounds (VOCs), chlorinated solvents, polynuclear aromatic hydrocarbons (PAHs)	60-70% vacant commercial storefronts with nearly 100% vacancy in upper stories
Health: cancers, mesothelioma, respiratory problems, nerve/liver damage, impaired fetal development, birth defects (teratogens) Sensitive receptors: Impoverished neighborhoods, area students, churches, Albion Health Center, Kalamazoo River, Albion College		
<u>ALBION HARVARD INDUSTRIES AREA</u> (Harvard and Gale Industries foundries, Brown Weld, and Union Steel manufacturing) (75 acres along Kalamazoo River)	buried foundry sand, cadmium, lead, copper, nickel, zinc, VOCs, PAHs, polychlorinated biphenyls (PCBs)	vacant land, partially demolished building slabs/foundations, dangerous buildings
Health: headaches, respiratory problems, asthma, nerve damage, liver/kidney damage Sensitive receptors: Impoverished African American neighborhood, children and elderly residents, Tender Care health center, Kalamazoo River, community parks and baseball fields		
<u>BATTLE CREEK WEST MICHIGAN/HAMBLIN AVE CORRIDOR</u> (food processing and manufacturing facilities, automotive repair) (100 acres along Kalamazoo River)	cadmium, lead, copper, nickel, zinc, VOCs, PAHs, PCBs	vacant and underutilized commercial/industrial buildings, vacant and fenced-off land, and dangerous buildings
Health: headaches, respiratory problems, asthma, nerve damage, liver/kidney damage Sensitive receptors: Impoverished African American neighborhood, children, community churches, Kalamazoo River, Hamblin Park, Ann J. Kellogg Elementary		

(iv) Cumulative Environmental Issues: The Coalition's neighborhoods developed around foundries, manufacturing facilities, manufactured gas plants, scrap yards, and railroad depots. Five landfills, 22 sand and gravel pits; Interstate 94 (a primary U.S. east-west route) and Interstate 69 (north-south route); and 35 MDEQ-identified point source air emissions sources are located in the County. These sources have contributed to local air pollution concerns. The County was a non-attainment area for ozone air pollution from 1978-1991 and 2004-2008, proving that emissions negatively impacted air quality for a long period of time. The County is identified in the Centers for Disease Control's Environmental Public Health Tracking Network as having elevated levels of fine particulate matter (PM_{2.5}) and is also listed as a Zone 1 area for radon (highest potential for elevated indoor radon levels), both of which are known to cause lung problems and lung cancer. The long history of manufacturing operations in the County has also resulted in fish consumption advisories in almost all stretches of the Kalamazoo River due to the presence of mercury, PCBs, and dioxins in fish tissue. The Kalamazoo River system is also recovering from the 2010 Enbridge oil pipeline spill in central Calhoun County, which released over 800,000 gallons of oil into the river.

Now that many of the facilities are closed, emissions are lower but residents have already been exposed to airborne contaminants and are continuing to be exposed to residual contaminants. In addition, the housing stock in the target areas is old (79% to 91% of the houses were constructed before 1978) meaning that most children in these areas are continuing to be exposed to lead-based paint. As discussed in Section 1.b, health impacts from environmental pollutants are greater for the Coalition's low income and minority populations, who are more likely to live near current and former industrial operations. This illustrates the disproportionate cumulative impact of industrial operations and their subsequent brownfields. This disproportionate impact represents an ongoing environmental justice concern for area residents. In fact, the U.S. EPA's Environmental Justice Screening and Mapping Tool (EJSCREEN) rates Battle Creek and Albion as worse than 75 percent of the country with respect to lead paint exposure and proximity to Superfund sites. These EJSCREEN ratings are much worse for the targeted areas within these cities.

b. Impacts on Targeted Community: Brownfields located in close proximity to residences, schools, parks, and churches are negatively impacting the entire Coalition and especially sensitive populations (impoverished and minority residents and children – see demographic table) by potentially exposing them to contaminants via direct contact, ingestion, airborne particulate inhalation, and vapor intrusion pathways. The contaminants found on typical area brownfields are known to cause cancer, respiratory problems, and impair fetal development/cause birth defects. These brownfields exposures, in addition to the cumulative environmental issues, have disproportionately impacted Coalition residents. The sensitive populations in the Coalition are even more susceptible to the effects of brownfields contaminants resulting in lower life expectancy and elevated asthma, cancer, and infant mortality rates in the County (see following table; city statistics are not available). Residents in the County have higher adult asthma prevalence, lung/bronchus cancer, cancer death rates, and infant mortality rates than both Michigan and the U.S. It should be noted that the rates are much worse for the African American population in the County, demonstrating a disproportionate impact on this sensitive population. Between 2008 and 2011, the Calhoun County Health

	U.S.	Michigan	Calhoun County
Life Expectancy (yrs)	78.5 ⁶	77.8 ⁶	Total-76.2 ⁶ (white-77.1 ⁶ ; AA-71.9 ⁶)
Lung/Bronchus Cancer*	62.7 ⁷	69.6 ⁸	Total-75.35 ⁸ (white-72.28 ⁸ ; AA-75.67 ⁸)
Cancer Death Rate	178.7 ⁷	176.85	Total-187.01 ⁹ (white-182.33 ⁹ ; AA-214.68 ⁹)
Infant Mortality Rate**	6.8 ¹⁰	7.3 ¹¹	Total-11.0 ⁶ (white-7.3 ⁶ ; AA-22.2 ⁶)
Adult Asthma Prevalence	8.8% ¹²	9.3% ¹³	Total-11.5% ¹³ (white-7.2% ¹⁴ ; AA-14.1% ¹⁴)

* = per 100,000, ** = per 1,000 live births, AA = African American, ⁶Health Equity Alliance, *The Color of Health*, June 2013, ⁷National Cancer Institute, 2005-2009, ⁸Michigan Cancer Surveillance Program, 2008-2012, ⁹Michigan Cancer Surveillance Program, 2009-2013, ¹⁰U.S. Census Bureau, *Statistical Abstract of the United States*, Table 116, 2012, ¹¹Michigan Department of Community Health, 2009-2011, ¹²American Lung Association, *Trends in Asthma Morbidity and Mortality*, 2012, ¹³Michigan Department of Community Health, *Epidemiology of Asthma in Michigan*, 2009, ¹⁴Michigan Behavioral Factor Survey, 2012-2014

Department identified clusters of high rates of poor birth outcomes in Battle Creek and Albion with larger clusters in the targeted areas (*The Health Data Research, Analysis and Mapping Center, Calhoun County*). It has also been found that higher poverty rates correspond to higher infant mortality rates (*Michigan Department of Community Health, 2008-2010*). In addition, 4.5% of Calhoun County children tested were found to have elevated blood lead levels (*Michigan Department of Community Health, 2011 Data Report on*

Blood Lead Testing and Elevated Levels). Impoverished and minority populations also suffer from additional health concerns (poor nutrition, etc.), which intensify brownfields-related health concerns. The Centers for Disease Control indicates that no healthy food retailers are located within many of the census tracts in the targeted areas (*CDC Census Tract Level State Maps of the Modified Retail Food Environment Index*). Additionally, the County is ranked in the bottom 5% of all Michigan counties based on length and quality of life (*2014 Michigan County Health Rankings Organization*).

The second health/welfare concern is migration of brownfields pollution and illicit discharges to the Kalamazoo River, which traverses the Battle Creek and Albion downtown corridors, the Harvard Industries Area, and much of the remainder of the County. The Kalamazoo River (identified as a Great Lakes Area of Concern downstream from Battle Creek) continues to be impacted by stormwater run-off from the over 75 known contaminated sites that are located within one-mile of the river. The run-off presents a threat to the water quality (dissolved oxygen, toxicity, etc.) and sediments. The known PCB, mercury, and dioxin impacts prove that historical industrial operations have already contaminated this waterway. This contamination, which has impacted the aquatic life, may also expose residents, who use the waterways for fishing and recreation, to contaminated water and/or sediment.

c. Financial Need:

(i) Economic Conditions: Much of the country has recovered from the Great Recession but for Michigan and its manufacturing-based areas, the 2008-2009 recession was just the final blow after decades of downsizing and closing of industrial employers. The economic backbone of the Coalition area has crumbled, triggering a loss of population, jobs, and money available for community investment. The populations of Battle Creek and Albion have decreased by 16% and 38%, respectively, since their peak in the 1950s/1960s and thousands of jobs have been lost throughout the County. This has been especially devastating to the micro-community of Albion. The result of the long term economic decline and the 2008 mortgage crisis has been a wave of property abandonment and disinvestment across the County. Tax foreclosures nearly tripled from 2006 to 2011. These abandoned and vacant properties breed further disinvestment, drain funds from the local property tax base, and lead to the decay of entire neighborhoods. The Coalition area has reached a critical mass of abandoned properties and the communities within the County can no longer handle the financial and social impacts of these properties on their own. The Coalition coordinated public grant dollars to fund blight removal activities but these funds cannot be used to assess brownfields. The Coalition needs Assessment Grants to fully realize its revitalization plans and supplement its current grants.

(ii) Economic Impacts of Brownfields: The Coalition's efforts to address the effects of a steady decrease in employment opportunities, income levels, and tax revenues is being thwarted by the ever-increasing number of abandoned sites and brownfields accruing in the County. The presence of brownfields throughout neighborhoods creates areas of blight and decreases property values; median home values in the targeted areas are two to five times lower than the U.S. median value of \$181,400 (*2008-2012 American Community Survey*). The closure of industrial/commercial operations has increased vacancy rates in the targeted areas to 10.7% to 25.5% (*2008-2012 American Community Survey*). As the quantity and quality of jobs in the Coalition area have decreased, affluent residents have left the County, leaving minority-rich, poverty stricken neighborhoods in Battle Creek and Albion and the targeted areas. As shown in the demographic table, the loss in employers resulted in lower incomes and higher poverty rates in the County (especially in Battle Creek and Albion). In the target areas, there are minority neighborhoods (50%-70% minority) where nearly 50% of the population lives below the poverty line and 20%-50% of the population receives public assistance. The combination of reduced property values and reduced incomes results in disinvestment by residents and businesses. This is an example of environmental injustice made worse because impoverished residents impacted by brownfields can't afford to move away from brownfields. These economic problems have trickled upward to the Coalition governing units, resulting in reduced revenue available to operate and provide redevelopment support. The cities in the Coalition area depend on property and income taxes, and the combination of declining population, property values, and employment opportunities has stretched their budgets to the breaking point. Albion has experienced a 28% decrease in property tax revenue and an 8% decrease in income tax values revenue since 2008. Battle Creek is facing an almost 10% decrease in total revenue since 2008. Other Coalition communities are facing similar losses in revenue. The CCLBA's funding comes from properties it sells, a portion of the

property taxes on the properties that it sells, grants, and a stipend from the County. As the funds from the American Recovery and Reinvestment Act (ARRA) have been used, the CCLBA's operating revenues have been reduced by approximately 75% since 2012. The CCLBA must get its hundreds of properties back onto the property tax rolls so it can continue to operate. Because operational budgets for vital municipal services (fire, police, waste management) must be preserved and revenues are decreasing, the Coalition cities simply have no "extra" money to support brownfields assessment and redevelopment. Compounding the problem, the Coalition members must secure unsafe buildings and maintain municipal services to areas with high numbers of vacant lots. Since 2006, Albion public safety costs associated with these issues have doubled (2012 *Municipal Financial Summary*) and the CCLBA estimates that it spends \$150,000 annually on site maintenance (mowing, trash cleanup, securing) for abandoned properties. Until the Coalition entities can address the problem of blighted and vacant brownfields, they will continue to spend money they don't have on doing their best to protect citizens and the environment from brownfields' hazards.

2. Project Description and Feasibility of Success:

a(i) Project Description: The CCLBA was formed to create a focused, coordinated approach for blight elimination, economic development, and community revitalization in the County. Because the CCLBA does not have to deal with the same day-to-day operational concerns as the cities within their jurisdiction, they can focus their time and funds on effectively and regionally addressing community revitalization. This makes them a perfect candidate to lead the Coalition and coordinate the use of Assessment Grant dollars. The Coalition will use the grant to assess, remediate, and redevelop the brownfields that dominate the County in order to improve the health and welfare of the community and limit contaminant runoff to the Kalamazoo River. These goals support the CCLBA's mission (identified in its Strategic Plan for 2014-2017) to support neighborhood and business district revitalization by acquiring, holding, and disposing of blighted and abandoned properties in the County. Their goals coincide with those identified by citizens and leaders in the Battle Creek and Albion Comprehensive Plans: 1) improve housing and the quality of residential districts; 2) enhance the image of the Cities as an attractive place to live; 3) maintain an attractive, mixed-use, central business district; 4) promote commercial and industrial expansion in designated areas; 5) protect local environmental resources; and 6) expand economic opportunities. All of these objectives coincide with the **Livability Principles**¹, which include: promoting equitable, affordable housing; enhancing economic competitiveness; supporting existing communities; and valuing communities and neighborhoods. To support these goals, the Coalition will use the grant funds to assess sites in the targeted areas and other high-risk and developable sites identified during the grant project as summarized below. The Coalition will assess a minimum of **five** sites using the Assessment Grant funds. Redevelopment outcomes for the sites in the targeted areas are discussed in Section 4.

1) Albion Downtown Corridor: This small-town downtown district is currently over 70% vacant and numerous multi-story buildings are collapsing and becoming unsafe. The City began assessing and redeveloping brownfields located in the downtown corridor as part of their Comprehensive Plan's goal of revitalizing the downtown district. This plan includes a \$9 million redevelopment of an entire block into a mixed-use hotel – an anchor redevelopment that is materializing now. Additional sites in the downtown corridor have been identified and they need to be assessed and assembled before this prominent developer can implement his full plan. Using grant funds, the Coalition will provide essential support to this developer who is primed to revitalize the downtown, meeting nearly all Albion's Comprehensive Plan's goals.

2) Albion Harvard Industries Area: This area includes over 75 acres of vacant and partially occupied industrial properties surrounded by residential neighborhoods. The size and complexity of sites in this area has prevented potential redevelopment projects from progressing. To make this area more palatable to developers/companies, grant funds will be used to assess brownfields in this neighborhood to evaluate exposure pathways and develop mitigation/remediation strategies that are protective of human health and the environment. With this information, these brownfields can be redeveloped with multi-use developments and recreational access to the Kalamazoo River. The redevelopment will limit exposure risks for area

¹ Principles adopted by the partnership between the EPA, U.S. Department of Transportation, and U.S. Department of Housing and Urban Development to promote smart growth.

residents, revitalize an area where infrastructure is in place, expand economic opportunities, and protect local environmental resources.

3) Battle Creek West Michigan/Hamblin Avenue Corridor: This corridor, located in one of the poorest areas in Battle Creek, is a main east-west route that connects the downtown district to the surrounding neighborhoods. Vacant commercial and industrial sites are present along the entire corridor and if they are not redeveloped, the area will continue to decline. Brownfields in this corridor will be assembled and assessed to evaluate exposure pathways; develop mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment with commercial and multi-use developments, which will improve housing, expand economic opportunities, and protect natural resources.

4) Other Commercial/Industrial Sites in Albion/Battle Creek and/or owned by the CCLBA will be assessed as business/developer interest or citizen concern occurs during the project. Assessment data will be used to support commercial/industrial and mixed-use redevelopments in areas with existing infrastructure. This will expand economic opportunities and promote commercial and industrial expansion in designated areas.

In general, after a site is deemed eligible by the U.S. EPA, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. If a property transaction is imminent, a Phase I ESA will be completed to meet the future owner's due diligence requirements. Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry. If no transaction is pending, the assessment may proceed directly to a Phase II ESA. A Sampling and Analysis Plan and Health and Safety Plan will be submitted to the U.S. EPA for review prior to conducting Phase II activities. The typical assessment goals will be to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment.

(ii) Project Timing: The CCLBA (the Coalition lead) and a qualified environmental consultant will lead a successful, community-oriented Assessment Grant project to support revitalization of brownfields. The CCLBA has extensive experience facilitating/managing grant projects in the County and in Battle Creek and Albion, and will utilize this experience and knowledge to implement the project. The CCLBA will be responsible for the day-to-day grant operations (community outreach; coordinating access and assessment activities; and programmatic requirements), procuring all contractual services (e.g., environmental consultants), and submitting all required reports to the U.S. EPA.

The CCLBA will adhere to the following timeline to ensure Assessment Grant funds are expended by the end of the 3-year grant period. The CCLBA will host a project "kick-off" meeting with its Coalition partners, and prepare a Work Plan within one month of receiving notification of the Assessment Grant award. Concurrently, the CCLBA will retain a qualified environmental consultant in compliance with applicable federal procurement regulations. The consultant will assist with grant management operations, perform the assessment work, and assist with required reporting. Several sites in the targeted areas have already been identified and site access secured; therefore, assessments will begin once the selected environmental consultant receives U.S. EPA approval of their Quality Assurance Project Plan (QAPP) and community outreach has been initiated. The project team will meet monthly to ensure additional site access has been secured (see next subsection), individual projects are progressing, and the overall project schedule is met.

(iii) Site Selection: The executive director of the CCLBA, the president of the Albion Brownfield Redevelopment Authority (ABRA), and Battle Creek's Environmental Programs Coordinator will serve as the Coalition governing board. They will be supported by the CCLBA's Board of Directors, which includes additional representatives from the local units of government within the County. These individuals already work together on CCLBA projects and have identified the previously listed targeted areas as key for revitalization of the Coalition. Sites located within these areas have been identified for assessment because their redevelopment will support the goals described in the CCLBA's Strategic Plan and in the Cities' Comprehensive Plans and because these high-profile brownfields have the potential to serve as catalytic redevelopment projects that will lead to additional investment in the targeted areas. As the grant project progresses, other high-risk and developable sites identified by the Coalition and community members and organizations will be assessed. The Coalition's board will prioritize selection of additional sites for assessment based on the following: 1) sites where available information indicates an imminent

threat to public health or the environment exists; 2) high-opportunity brownfields that will help the Coalition achieve its brownfields program goals; and 3) brownfields identified as high-priority by the communities.

Site access will be obtained as follows: 1) for property transfers, a site access agreement will be included with the purchase agreement between the current and prospective owners; 2) for tax foreclosures, the CCLBA or City will work with County to obtain site access; 3) for lender foreclosures, the CCLBA or City will obtain an access agreement from the lender; and 4) for sites that present an imminent threat to public welfare or the environment, the CCLBA will work with the City to use its public safety authority, or work with MDEQ or the Calhoun County Health Department to obtain site access.

b. Task Description and Budget Table:

(i) Task Description: The following tasks will be required to implement the project. Approximately 99% of the budget will go directly to community outreach, site assessment, and cleanup planning. No expenses will be incurred for fringe benefits or equipment. Costs for these categories will be in-kind.

Task 1-Programmatic Costs: Programmatic costs of \$7,100 include \$3,500 for updating and maintaining brownfields information (\$50/hour for 70 hours) and one person's attendance at two U.S. EPA Brownfields Conferences and one other brownfields training program (\$1,200 per trip, \$3,600 total). Outputs include updated websites, continuing staff training, and improved brownfields knowledge.

Task 2-Community Outreach: Community outreach costs of \$6,400 include contractual costs of \$5,400 for conducting community involvement and outreach meetings, and Coalition costs of \$1,000 for preparing, printing, and mailing project information and marketing documents. Outputs include at least three public meetings and development of marketing documents that can be used to promote area brownfields.

Task 3-Site Inventory and Selection: The Coalition has an initial inventory; inventory maintenance costs of \$3,500 are included. This includes travel costs of \$400 for identifying new sites and showing sites to interested parties. The environmental consultant will assist throughout the project at a cost of \$3,100. Outputs include updated brownfields inventory and brownfields marketing.

Task 4-Site Assessment: Sites will be evaluated through performance of Phase I and/or Phase II ESAs (conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards/practices). Based on past experience, the Coalition anticipates Phase I ESA costs will range from \$3,000 to \$6,000 and Phase II ESA costs will range from \$20,000 to \$60,000. The budget includes contractual costs of \$568,000 based on conducting 17 Phase I ESAs at a cost of \$4,000 each (\$68,000 total), and 10 Phase II ESAs at a cost of \$50,000 each (\$500,000 total). These are averaged costs used for budgeting; actual costs may vary. Outputs include an anticipated 27 completed Phase I and Phase II ESAs.

Task 5 Cleanup Planning: The Coalition will conduct cleanup/redevelopment planning as required by the MDEQ for brownfields where redevelopment is imminent. This may include preparation of Remedial Action Plans, assessment of brownfield cleanup and redevelopment alternatives, and preparation of Brownfield Plans/Work Plans to support acquisition of tax increment financing (TIF). Contractual costs for this task are estimated at \$15,000, based on completing one RAP and two Brownfield Plans at a cost of \$5,000 each. Outputs include at least three cleanup planning documents.

(ii) Budget Table

Budget Categories	Hazardous Substances Grant Project Tasks					
	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total Budget
Personnel	\$3,500	\$500				\$4,000
Travel	\$3,600		\$400			\$4,000
Supplies		\$500				\$500
Contractual		\$5,400	\$3,100	\$568,000	\$15,000	\$591,500
Other						
Total Budget	\$7,100	\$6,400	\$3,500	\$568,000	\$15,000	\$600,000

c. Ability to Leverage: The Coalition members have a proven track record of coordinating federal and state grant funds and private investment and understand how to obtain and use other financial incentives to support brownfields redevelopment. The CCLBA secured and managed over \$4 million in federal and state grants to acquire and demolish unsafe structures and complete a Battle Creek and Albion target market analysis. Assessment Grant funds will complement this public funding by providing the assessment needed to safely redevelop these and other brownfields in the two cities, directly supporting the **U.S. EPA Region V regional priority** of coordinating public funds for brownfields projects. The Cities leveraged over \$30 million in state, local, and private funds to support redevelopment of brownfields assessed using their past U.S. EPA grants, further demonstrating their commitment to the regional priority. The Coalition will use the leveraged funding, described below, to supplement Assessment Grant activities and cover costs associated with remediation, demolition, site preparation, and redevelopment. Commitment letters for the non-Coalition sources are included in Attachment 3.

Source	Resources and Role	Estimated Value
CCLBA, Albion, and Battle Creek	Staff and heavy equipment to support site access (site clearing, building access, light excavation, etc.).	\$10,000 (equip/staff @ \$1,000/day, 10 days)
	Property tax abatements (50-100%) on new equipment and real property improvements up to 12 years	Depends value of redevelopment
	Staff time to support programmatic, community outreach, site inventory, and financial tracking functions	Up to \$17,000 (425 hrs @ \$40/hr)
	Donate City of Albion-owned property to support downtown corridor redevelopment	\$10,000 to \$50,000 based on property
Proactis Development and Albion College	Donate property to support downtown corridor redevelopment in Albion	\$300,000 - \$550,000
Battle Creek Unlimited	Site marketing, business attraction, and securing financial incentives for Battle Creek brownfields redevelopment	\$50,000 in staff time
Tax Increment Financing Authorities	Capture of incremental taxes to reimburse redevelopment costs	Depends on value of redevelopment
Brownfield Redevelopment Authorities	Include brownfields in Brownfield Plans to allow capture of incremental taxes to reimburse eligible costs.	\$100,000 - \$3,000,000
Downtown Development Authorities	Provide funds for historical facade preservation/rehabilitation for downtown Albion corridor buildings and adaptive reuse in downtown Battle Creek	\$5,000 per building (Albion), \$10,000 (Battle Creek)

The following existing state and federal resources are available by application and may be used to supplement grant funds:

- Michigan Brownfields - Grants/loans up to \$1 million per site for assessment and remediation.
- Michigan Community Revitalization Program - Grants/loans up to \$10,000,000 to support brownfields redevelopment.
- U.S. EPA Brownfields RLF Grant and/or Cleanup Grants - RLF grants and/or Cleanup Grants of up to \$200,000 per site for grantee-owned property.
- Community Development Block Grant (CDBG) - Department of Housing and Urban Development funds for construction of low to moderate income housing.
- Michigan Department of Transportation (MDOT) - Grants for infrastructure improvements.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community and Other Stakeholders

(i) Community Involvement Plan: The Coalition members have been working together and using public funding since 2006 to stabilize neighborhoods burdened by large numbers of vacant, abandoned, and

foreclosed properties and brownfields. Prior to this project, the CCLBA worked closely with other local units of government, economic development groups, and non-profit and community organizations to develop a Strategic Plan for blight elimination, economic development, and community revitalization. The Coalition identified assessment and redevelopment of brownfields as a key component to this strategy and will use a similar community involvement process to engage stakeholders in the Assessment Grant project.

The main stakeholders in any assessment grant project will be residents/property owners, community/citizens groups, nearby business organizations, and the lenders and developers conducting or supporting the actual work. The methods for reaching each of these groups will vary and will be tailored for each targeted community. The Albion Interfaith Ministries (AIM), Albion Health Care Alliance, and Battle Creek Neighborhood Planning Councils (NPCs) will be vital to involving residents/property owners and community/citizens groups in the planning and implementation of the program in Albion and Battle Creek. AIM is a group of churches and volunteers that provide services to impoverished individuals and families in the area and acts as a liaison between minority populations, City organizations, and local health organizations. The Health Care Alliance is a non-profit group developed to promote wellness, improve access to health care, and improve Albion residents' health. The NPCs work within their Battle Creek neighborhoods to inform and discuss neighborhood concerns to bring about change. These organizations will provide a link between the Coalition and disproportionately impacted minority populations who live in the target areas, allowing for information sharing and giving resident/citizen groups a way to voice their health and safety concerns for grant funded assessments. Information (project planning, potential site selection, assessment decisions, and reuse planning) regarding the grant will be provided to AIM who will disseminate it to their predominately minority congregations. The information will also be provided to the Health Care Alliance and the NPCs, who will ensure that the information is readily available to the community by using their existing door-to-door, community outreach/education programs. For brownfields in the rural areas outside of the cities, the Coalition will work with the Calhoun County Health Department (CCHD) and Kalamazoo River Watershed Council to reach impacted residents/citizens. In order to reach other stakeholders, (businesses, lenders, and developers), the Coalition will provide written/electronic notices to local businesses who will be impacted by grant activities and the lenders and developers involved in the project. As discussed below, the information will include details on the times/locations of public meetings and location of internet forums that the Coalition will use to collect stakeholder comments and concerns on assessment, cleanup, and redevelopment activities.

(ii) Communicating Progress: Upon award, the Coalition will announce the grant to the community and solicit input to the Work Plan/Project Budget through a press release to local newspapers and online news forum and by posting a notice on the Coalition members' websites. The Coalition will place advertisements on the local area radio stations to reach members of the community at all educational levels and those without internet service. They will also send written or electronic notices to local businesses (bankers, real estate brokers, and developers). In addition, the Coalition will have AIM, the Health Care Alliance, and the NPCs distribute fliers to impoverished residents in the targeted areas who may not have access to television or internet services. The Coalition will establish a Facebook page and LinkedIn group for the grant, allowing the community to interact with the Coalition in real time during the project, and include instructions on how to reach these internet forums. News releases, web postings, and written materials will include Spanish-language notices that versions of community outreach materials are available and translators will be available for public meetings, allowing Hispanic, non-English speaking residents in the County (4.6%, 2009-2013 American Community Survey) and targeted areas to participate in the process.

Hard copies of the draft Work Plan will be made available at the Coalition offices and the County's public libraries to ensure access for those without computers. The public will be able to provide comments verbally to the Project Manager (Section 5a), electronically on Facebook/LinkedIn, and in writing via e-mail or letters. The comments will be discussed at a public Coalition meeting hosted by the CCLB. The draft Work Plan will be modified in response to relevant comments. Following Work Plan approval, the Coalition will schedule three public kick-off meetings to acquaint the community with the project. One meeting will be held at the CCLB's office and one meeting will be held in each of the Coalition members' jurisdictions. One of the kick-off meetings will be broadcast via a webinar for citizens who cannot attend the meetings, and additional meetings will be scheduled, if needed. The Coalition will ask the public to identify sites they consider to be brownfields or believe are impacting health and welfare. These sites will be added to the Coalition's list of potential sites for funding. The meeting presentation materials and minutes will be posted

on Facebook, LinkedIn, and Coalition members' websites. As sites are selected, the Coalition will present the reasoning for the selection at a public meeting and solicit public feedback. Public meetings will be held at readily identifiable and accessible public buildings in, or as close as possible to, the target neighborhood at the end of the comment period to receive and discuss additional comments. These meetings will be held in the evenings to maximize attendance.

Project updates will be provided at monthly public CCLBA meetings. Coalition project team representatives will attend city and/or community organization meetings to discuss the project and/or specific site assessments. Where appropriate, a translator will be employed to assist the Coalition's Hispanic community. When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. At the close of the project, the Coalition will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the Coalition members' websites, Facebook, and LinkedIn.

b. Partnerships with Government Agencies:

(i) Local/State/Tribal Environmental Authority: The Coalition will continue to engage local and state environmental/health agencies, using relationships developed during the Cities' Assessment Grant projects and the CCLBAs Neighborhood Stabilization Programs, to ensure that the project is successful and human health and the environment are protected. Partnerships established with the Michigan Department of Environmental Quality (MDEQ) through the existing brownfields programs will be maintained to help ensure appropriate brownfields assessment and redevelopment. Assessments will be conducted in compliance with MDEQ's Michigan voluntary cleanup program (VCP), which operates as the local environmental oversight structure. The MDEQ will review and approve Closure Reports for sites where response actions are conducted. When tax increment financing or state grant/loan funds are used to fund environmental activities, response action Work Plans must be reviewed and approved by the MDEQ prior to implementation. Partnering with MDEQ staff will be important for acquisition of technical support, resolution of regulatory/procedural issues, and interpretation of rules/guidance documents. The cleanup criteria established by the MDEQ under the Michigan VCP will be used to identify and address on-site health and environmental threats posed by the identified contamination. If contamination discovered during assessment has the potential to negatively impact the health of local populations, MDEQ and the Calhoun County Health Department (CCHD) will be brought in as project partners.

The CCHD recently developed a strategic plan to meet their goal of enhancing the community's total well-being. This timely plan identified engaging the community as key to improving the overall health and well-being of communities in the County. The CCHD is actively involved in education/notification, testing and monitoring, and exposure evaluations in the County and, with their new strategic plan in place, they are more interested than ever in working with community partners to address health concerns and the disparities facing impoverished and minority populations. The CCHD works with the Albion Health Care Alliance, AIM, and the City of Battle Creek to educate impoverished citizens on available health resources and provide basic health screening (blood pressure, cholesterol, etc.). Their expertise and experience will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfield is confirmed.

(ii) Other Governmental Partnerships: The Coalition will maintain the existing Assessment Grant partnerships with the U.S.EPA to secure site eligibility determinations and work through assessment grant questions. The Coalition will develop a partnership with the U.S. EPA's Regional Sustainable Environmental Sciences program to help develop a sustainable approach to brownfields redevelopment. The Coalition will continue to partner with the Michigan State Housing Development Authority and HUD to secure technical and financial assistance to create and preserve safe low-moderate income housing in the targeted communities/areas. The Coalition will also continue to work with the Michigan Economic Development Corporation to secure state tax increment reimbursement of eligible cleanup and redevelopment costs; and secure grants or loans to support cleanup activities on brownfields and other state redevelopment incentives.

c. Partnerships with Community Organizations

(i) Community Organization Description & Role: The following community-based organizations will be directly involved in the Assessment Grant project. It should be noted that some organizations provide County-wide services while others are focused on either Battle Creek or Albion.

Kalamazoo River Watershed Council (KRWC): The KRWC is a County-wide partnership dedicated to improving and protecting the Kalamazoo River watershed. The KRWC will assist the Coalition in public outreach to our members and other groups committed to environmental and resource stewardship. They will assist in identifying sites that have the potential to detrimentally impact the river and its tributaries; educate the community regarding the importance of watershed management; and provide support for development plans that expand/create recreational areas, parks, trails, and wildlife areas along the river.

Michigan Works!: Michigan Works! is a statewide workforce development system that assists employers in finding employees and works with the labor force to make sure they meet the needs of the employers. Michigan Works! will work with businesses interested in relocating to the County to develop training programs that will provide workers with the skills needed to work in these new businesses. They will also work to link residents to the training needed to secure employment in the environmental field.

Albion Interfaith Ministries (AIM): AIM is a group of churches and volunteers in Albion that provide services to impoverished individuals and families in the area and acts as a liaison between minority populations, City organizations, and local health organizations. AIM will work with the Coalition to ensure that residents' concerns regarding health, safety, and community disruption associated with brownfields redevelopment activities are solicited and addressed during the assessment and redevelopment process. They will also work to inform residents and businesses on the progress of redevelopment efforts.

Albion Health Care Alliance: The Alliance was formed in response to the closure of the Albion Hospital in 2002. The Alliance will distribute information on the locations and associated health and safety concerns of area brownfields. If health concerns are identified, the Alliance will go door-to-door and provide residents with information on contaminants present and available medical treatments and/or actions they can take.

Neighborhood Planning Council (NPC) #2 and Neighborhoods, Inc. of Battle Creek (NIBC): NPC #2 serves the impoverished and minority-rich neighborhood that surrounds the West Michigan/Hamblin Avenue corridor and NIBC works neighborhoods throughout the City. The NPC and NIBC work to inform and discuss neighborhood concerns to bring about change. The NPC and NIBC will help coordinate public meetings, solicit input, and distribute information about the Grant program and brownfields. Additional NPCs may be utilized if sites in other neighborhoods are assessed/redeveloped.

(ii) Letters of Commitment: letters of support are in Attachment 4.

4. Project Benefits

The CCLBA's Strategic Plan and Battle Creek and Albion's Comprehensive Plans identify business district revitalization and improving the quality of residential neighborhoods while protecting environmental resources as the key objective for the future. The glut of vacant and abandoned properties in the Coalition communities is inhibiting progress towards this objective. With grant funds, the Coalition will be able to incentivize redevelopment of brownfields and provide substantial health and welfare, environmental, and economic benefits to the Coalition communities.

a. Health and/or Welfare and Environmental Benefits

(i) Health and/or Welfare Benefits: Brownfields pose a threat to residents by allowing uncontrolled access to contaminated sites and buildings containing hazardous materials. Threats to residents will be mitigated by completing site assessments designed to identify the nature and extent of contamination, followed by development of cleanup plans that incorporate engineering and/or institutional controls to further limit exposures and guide remediation and redevelopment. Remediation and redevelopment of these brownfields will reduce potential exposures to contaminated soil and groundwater and limit migration of contaminated groundwater and soil gas onto nearby sites. This will further reduce potential hazardous substances exposures. The identification and removal of hazardous building materials (asbestos, lead, etc.), will eliminate potential airborne releases of contaminants during building rehabilitation activities and will make these buildings safer for residential and commercial uses. As the exposures to brownfield contaminants (heavy metals, VOCs, PAHs, PCBs, etc.) are reduced, this will reduce the community's cumulative environmental exposure risks and lead to lower cancer, asthma, and infant mortality rates,

especially for the Coalition's sensitive and impoverished populations. In addition to improving the health of residents, the assessment and redevelopment of brownfields will remove the negative perception of the sites and surrounding areas. This will draw residents and businesses back into these areas, triggering additional reinvestment and redevelopment that will further improve the health and welfare of the community. This directly supports the **Livability Principle** of valuing communities and neighborhoods and the **equitable development** principle of investing in impoverished neighborhoods in a way that directly benefits the residents. Specific health and welfare benefits associated with assessment and redevelopment of brownfields in the targeted areas are summarized in the table below. Similar benefits, in whole or part, can be expected from redevelopment of brownfields in other parts of the Coalition.

Targeted Area	Assessment and Redevelopment Outcomes
ALBION DOWNTOWN CORRIDOR	Asbestos and lead-based paint will be abated and structural improvements will be made to ensure buildings are safe to occupy. Paved areas will be rehabilitated to prevent direct contact exposures for impoverished residents, students, and health center users. Active or passive vapor barrier or extraction systems will be installed in buildings where vapor intrusion is a health risk. The buildings will be renovated with lower floor commercial (grocery stores, restaurants, etc.), upper floor residential lofts, and/or public amenities (theater, etc.). Albion College will move various departments/classrooms into the area. Urban greenspace/paths will be incorporated along the perimeter of the main corridor to connect the mixed-use areas to the Kalamazoo River and give residents and visitors access to the river.
ALBION HARVARD INDUSTRIES AREA SITES	The sites will be secured and buildings/foundations will be demolished/recycled. Soil contamination (including foundry sand) will be removed or capped, and VOC-impacted soil and groundwater will be remediated to limit vapor intrusion/inhalation health risks for minority residents and migration to the adjoining/nearby Kalamazoo River. The area north of the river will be redeveloped with mixed uses, such as industrial/commercial, greenspace, and public uses, such as urban gardens. The area south of the river will be redeveloped with single/multi-family housing, including affordable units, and a community park with canoe/kayak access to the river.
BATTLE CREEK WEST MICHIGAN/HAMBLIN AVENUE CORRIDOR	The sites will be secured and obsolete industrial buildings will be demolished after asbestos and lead-based paints are abated. Hazardous materials in usable vacant commercial buildings will be abated and the buildings will be rehabilitated to support modern commercial operations. Soil contamination will be removed or capped and VOC-impacted soil and groundwater will be remediated to limit vapor intrusion/inhalation health risks for residents and contaminant migration to the Kalamazoo River. Properties with frontage on West Michigan and Hamblin will be redeveloped with a business incubator, high-tech businesses, and retail (grocery stores, etc.). Properties around these main roads will be developed with mixed retail (shops and restaurants) and low-moderate income housing options. The areas along the river will be redeveloped extending Battle Creek's linear park, creating picnic areas and access points to the river.
OTHER COMMERCIAL/ INDUSTRIAL SITES	Asbestos and lead-based paint will be abated and structural improvements will be made to ensure buildings are safe to occupy or buildings will be demolished. Soil contamination will be removed or capped and VOC-impacted soil and groundwater will be remediated to limit vapor intrusion/inhalation health risks. Sites in industrial areas will be redeveloped with smaller scale, high-tech operations, and sites in commercial areas will be redeveloped with mixed-use developments.

(ii) Environmental Benefits: The cleanup of brownfields along the Kalamazoo River, including on-site stormwater management, will limit uncontrolled, brownfield pollution discharges into the watershed. This will reduce concentrations of contaminants in the river (e.g., PCBs, mercury, and dioxins), improve aquatic life and allow for fishing and recreational activities, making the river a safe, accessible, focal point of the communities. These benefits coincide with the Strategic Plan's goals of improving the quality of residential districts, enhancing communities' images, and protecting local environmental resources.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

(i) Planning, Policies, and Other Tools: Sustainable development principles, including focusing development on existing urban areas, matching land uses to available infrastructure, and protecting natural resources and greenspace, are woven into the Coalition's Strategic and Comprehensive Plans. Each of the Coalition Cities will use its project plan approval process and site plan review process to ensure that brownfields redevelopments incorporate innovative stormwater management techniques (rain gardens, bioswales, etc.), deconstruction and source separation rather than traditional demolition of buildings, and use of low-volatility building materials (paints, adhesives, etc.) into brownfields redevelopments. This will result in reduced treatment of stormwater, reduced waste generation, and healthier homes/buildings. The Coalition will require grant funded projects to include greenspace elements in site plans, which supports local ordinances that require buffer strips and riparian zones to be preserved to control stormwater. To foster **sustainable redevelopment**, grant funds will only be provided for projects where necessary infrastructure exists or can be upgraded at a reasonable cost. This will allow the Coalition to direct redevelopment into areas with existing infrastructure, limiting utility extensions, reducing construction materials (steel and concrete pipe, fiber optic lines, etc.), and reducing air emissions (greenhouse gases, particulate matter) from construction. These sustainable development approaches will help the Coalition to reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment.

For the Albion Downtown Corridor and the Battle Creek West Michigan/Hamblin Avenue target area brownfields, the Coalition will require the installation of energy efficient heating/cooling and lighting systems, resulting in a reduction in electricity and natural gas usage and reduced operating costs for owners/occupants. For buildings that will be redeveloped for public use, the Coalition will encourage the buildings be certified by the Leadership in Energy and Environmental Design (LEED) program. These requirements will also be applied to smaller redevelopments during the grant project.

(ii) Integrating Equitable Development or Livability Principles: By redeveloping brownfields with accessible public amenities, urban greenspace, and affordable entertainment and housing options, the Coalition hopes to create a more equitable community that provides residents access to affordable housing and entertainment options, decreases blight, and eliminates food deserts. This approach epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. Furthermore, because this work will be completed on existing industrial/commercial sites, residents will not be displaced from their homes or neighborhoods during cleanup and redevelopment. These redevelopment outcomes coincide with the guiding **Livability Principles** of **increasing economic competitiveness** (*redevelopment of downtown and nearby corridors with commercial/retail operations*), **leveraging federal investment** (*assessment grant and HUD dollars*), and **valuing/supporting the community and its neighborhoods** (*directing funds and redevelopment into the targeted areas*).

c. Economic and Community Benefits

Brownfields redevelopment will stabilize the Coalition's economy, create jobs, and increase the tax base, all of which will help the Coalition reduce blight, creating vibrant business districts, and promoting commercial/industrial expansion in designated areas while preserving its natural amenities.

(i) Economic or Other Benefits: One of the most important benefits of brownfields redevelopment will be reinvestment in Albion's downtown and Battle Creek's West Michigan/Hamblin Avenue corridors. Redevelopment in these corridors will create mixed-use units, providing additional affordable housing with easy access to commercial and retail amenities. Redevelopment of brownfields into low/moderate income housing in additional areas in the Coalition will also reduce the disproportionate impact of brownfields on home values in the minority-populated targeted areas, help encourage improved homeowner equity, and increase the tax base. Increased housing, retail, recreational, and employment options are expected to improve living conditions in the struggling target neighborhoods and attract additional service and retail development, further revitalizing these areas and improving the tax base. The redevelopment of the Harvard Industries area will stimulate the local economy by providing new industrial job opportunities for a desperate work force. By including a portion of the Harvard Industries Area in the Albion Industrial Park, additional industrial land will be available for companies looking to relocate to Albion. Most importantly, with these new commercial and industrial businesses, the Coalition will have a more heterogeneous

economic base, rendering it less vulnerable to disproportionate impact from a single market sector. These outcomes coincide with the **Livability Principles** of **valuing and supporting the community and its neighborhoods** and **increasing economic competitiveness**. Redevelopment within the target areas will have the following direct economic benefits:

- **Albion Downtown Corridor:** Redevelopment of 15 downtown parcels will result in investment of \$15 million (~\$350,000 in annual tax revenue); creation of 25 second-story, low-moderate income residential units; 20,000 square feet of retail space; and support over 50 construction jobs. The revitalized downtown will create a place for citizens to find affordable housing close to shopping and transit and provide visitors a place to mingle and shop and invest in the community. Albion College students will be directly involved in the downtown community.
- **Albion Harvard Industries Area:** Construction of additional industrial facilities and three additional high-tech, industrial facilities will result in investment of over \$5 million (~\$150,000 annual tax revenue), support over 20 construction jobs, and create up to 100 new industrial jobs for area residents.
- **Battle Creek West Michigan/Hamblin Avenue Corridor:** Mixed-use development using private investment of over \$20 million (~\$400,000 annual tax revenue) in one of the poorest tracts in Battle Creek will create jobs and affordable housing with easy access to commercial/retail amenities.

Redevelopment of the Albion Downtown and Battle Creek West Michigan/Hamblin Avenue Corridors with urban greenspace and paths to the river will give residents and visitors easy access to the County's greatest natural resource. Redevelopment of the southern portion of Harvard Industries Area will create greenspace and parks (e.g. walking/biking paths, picnic areas, urban gardens) that provide transportation and recreation options and access to the Kalamazoo River for Albion's impoverished minority neighborhoods. As additional trails are created, residents will be able to reach more areas without using a car. This supports **sustainable development** principles of community walkability and the **Livability Principle** of providing more transportation options.

(ii) Job Creation Potential: There are no U.S. EPA Environmental Workforce Development and Job Training programs currently operating in the Coalition. The Coalition will partner with the Michigan Works! workforce development program to link residents to the education and training necessary to learn the skills required for employment in the environmental field. Once trained, these residents can be hired by local remediation contractors who are completing the assessment, cleanup, and redevelopment activities on grant-funded sites. The Coalition will update the Michigan Works! program on active assessment grant projects so that they can provide their students with employment opportunities.

5. Programmatic Capability and Past Performance

a. Programmatic Capability: The CCLBA will lead the grant project and use the same project team during the entire project. The director of the CCLBA, the president of the Albion Brownfield Redevelopment Authority (ABRA – which manages Albion's brownfields program), and Battle Creek's Environmental Programs Coordinator will serve as the Coalition's governing board. These individuals already work together on CCLBA projects and the representatives from Battle Creek and Albion/ABRA currently operate their own respective brownfields programs. The project team includes the Coalition's governing board, Calhoun County Treasurer, and an environmental consultant. The project team will be led by Project Manager Ms. Krista Trout-Edwards (CCLBA Executive Director), who has 17 years of planning, redevelopment, brownfield, and loan management experience in Michigan. Ms. Trout-Edwards will be responsible for all grant operations (community outreach, marketing, initial project evaluations, site/loan document preparation, reporting, etc.), payment requests and transfers through the Automated Standard Application for Payments (ASAP) system, and management of the environmental consultant. Ms. Margaret Sindt, President of the ABRA, and Ms. Tiffany Welsh, Battle Creek Environmental Programs Coordinator, will serve as assistant Project Managers. Both Ms. Sindt and Ms. Welsh have over 10 years of redevelopment, brownfield, and loan/grant management experience and have managed Assessment Grants. They will be involved in the daily grant operations and one will become the Project Manager if Ms. Trout-Edwards leaves the CCLBA. Ms. Christine Schauer, Calhoun County Treasurer, with over 10 years of experience in municipal accounting, will be responsible for establishing and managing the program's financial accounts. The CCLBA will retain an environmental consultant to assist in managing activities funded by the Assessment Grant and conduct environmental assessment tasks. The CCLBA will procure a

highly qualified consultant through a competitive qualifications-based selection in accordance with applicable requirements of 40 CFR §31.36. The selected consultant(s) will have managed U.S. EPA Assessment Grant projects and be familiar with the Coalition area. The CCLBA understands that a strong relationship with the qualified environmental consultant(s) is necessary for the success of U.S. EPA grant project.

The staff which will administer the assessment grant has a strong history of compliance with financial and reporting requirements for state and federal grants, including U.S. EPA grants. The Battle Creek and Albion staff's experience includes timely and complete submissions of quarterly reports, accurately submitting outcomes to the Assessment, Cleanup, and Redevelopment Exchange System (ACRES), and drawing down funds. The CCLBA will diligently track, measure and report on the success of the project utilizing ACRES and will evaluate outcomes against those incorporated into the Work Plan and measure the success of redevelopment projects supported with assessment funding by the level of private investment, job creation, acres assessed, and the extent to which assessment, due care planning, and future redevelopment results in the protection of human health and the environment.

b. Adverse Audits: The CCLBA has not received adverse audit findings from an OMB Circular A-133 audit or an audit conducted by a federal, state, tribal, or local government inspector or similar organization.

c. Past Performance and Accomplishments:

(ii) The CCLBA has not been a previous recipient of a U.S. EPA Brownfields Assessment Grant. The CCLBA has experience managing federal and non-federal assistance agreements as noted below:

1. Purpose and Accomplishments

- U.S. Department of Housing and Urban Developing (HUD) Neighborhood Stabilization Program 2 (NSP2) (\$3.1 million): grant for property acquisition, demolition, maintenance, and holding costs for distressed properties in Battle Creek, 54 properties were acquired, 209 unsafe/condemned structures were demolished, and properties were maintained safely.
- HUD NSP2 (\$650,000): grant for demolition of distressed properties in Battle Creek, 49 unsafe/condemned structures were demolished.
- Michigan State Housing Development Authority (MSHDA) Community Development Block Grant (\$350,000): grant for demolition of distressed properties in Albion and Emmet Township, 34 unsafe/condemned structures were demolished.
- MSHDA – Target Market Analysis (\$20,000): grant to conduct a target market analysis (TMA) of housing conditions in downtown Battle Creek and Albion. The TMA has been completed and the results are being used by the Coalition to develop a plan to redevelop these distressed areas to increase economic activity and provide affordable housing.

2. Compliance with Grant Requirements

The CCLBA complied with funds disbursement requirements, financial tracking, reporting requirements, submitting technical documents, documenting project progress, and auditing requirements for the listed grants. The CCLBA has the procedural knowledge to successfully disburse Assessment Grant funds and track Assessment Grant expenditures.

ATTACHMENT 1

Threshold Documentation and Letters of Commitment from Coalition Members

THRESHOLD CRITERIA

FY 2016 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES GRANT APPLICATION

Submitted By: Calhoun County Land Bank Authority, City of Battle Creek, and Albion Brownfield Redevelopment Authority Coalition, Calhoun County, Michigan

1. **Applicant Eligibility:** The Calhoun County Land Bank Authority (CCLBA) is a Michigan local unit of government. A copy of the establishing resolution is included in this attachment. The City of Battle Creek is a General Purpose Unit of Local Government in the State of Michigan. The City of Albion Brownfield Redevelopment Authority (ABRA) is a Redevelopment Authority that is sanctioned by the State of Michigan. The Brownfield Redevelopment Financing Act (Michigan Public Act 381 of 1996) authorizes municipalities to create a Brownfield Redevelopment Authority. A copy of the establishing resolution is included in this Attachment.
2. **Letter from the State or Tribal Environmental Authority:** A letter from the Michigan Department of Environmental Quality is included in Attachment 2.
3. **Community Involvement:** The Coalition members have been working together and using public funding since 2006 to stabilize neighborhoods burdened by large numbers of vacant, abandoned, and foreclosed properties and brownfields. Prior to this project, the CCLBA worked closely with other local units of government, economic development groups, and non-profit and community organizations to develop a Strategic Plan for blight elimination, economic development, and community revitalization. The Coalition identified assessment and redevelopment of brownfields as a key component to this strategy and will use a similar community involvement process to engage stakeholders in the Assessment Grant project.

The main stakeholders in any assessment grant project will be residents/property owners, community/citizens groups, nearby business organizations, and the lenders and developers conducting or supporting the actual work. The methods for reaching each of these groups will vary and will be tailored for each targeted community. The Albion Interfaith Ministries (AIM), Albion Health Care Alliance, and Battle Creek Neighborhood Planning Councils (NPCs) will be vital to involving residents/property owners and community/citizens groups in the planning and implementation of the program in Albion and Battle Creek. AIM is a group of churches and volunteers that provide services to impoverished individuals and families in the area and acts as a liaison between minority populations, City organizations, and local health organizations. The Health Care Alliance is a non-profit group developed to promote wellness, improve access to health care, and improve Albion residents' health. The NPCs work within their Battle Creek neighborhoods to inform and discuss neighborhood concerns to bring about change. These organizations will provide a link between the Coalition and disproportionately impacted minority populations who live in the target areas, allowing for information sharing and giving resident/citizen groups a way to voice their health and safety concerns for grant funded assessments. Information (project planning, potential site selection, assessment decisions, and reuse planning) regarding the grant will be provided to AIM who will disseminate it to their predominately minority congregations. The information will also be provided to the Health Care Alliance and the NPCs, who will ensure that the information is readily available to the community by using their existing door-to-door, community outreach/education programs. For brownfields in the rural areas outside of these cities, the Coalition will work with the Calhoun County Health Department (CCHD) and Kalamazoo River Watershed Council to reach impacted residents/citizens. In order to reach other stakeholders, (businesses, lenders, and developers), the Coalition will provide written/electronic notices to local businesses who will be impacted by grant activities and the lenders and developers involved in the project. As discussed below, the information will include details on the times/locations of public

meetings and location of internet forums that the Coalition will use to collect stakeholder comments and concerns on assessment, cleanup, and redevelopment activities.

Upon award, the Coalition will announce the grant to the community and solicit input to the Work Plan/Project Budget through a press release to local newspapers and online news forum and by posting a notice on the Coalition members' websites. The Coalition will place advertisements on the local area radio stations to reach members of the community at all educational levels and those without internet service. They will also send written or electronic notices to local businesses (bankers, real estate brokers, and developers). In addition, the Coalition will have AIM, the Health Care Alliance, and the NPCs distribute fliers to impoverished residents in the targeted areas who may not have access to television or internet services. The Coalition will establish a Facebook page and LinkedIn group for the grant, allowing the community to interact with the Coalition in real time during the project, and include instructions on how to reach these internet forums. News releases, web postings, and written materials will include Spanish-language notices that versions of community outreach materials are available and translators will be available for public meetings, allowing Hispanic, non-English speaking residents in the County (4.6%, *2009-2013 American Community Survey*) and targeted areas to participate in the process.

Hard copies of the draft Work Plan will be made available at the Coalition offices and the County's public libraries to ensure access for those without computers. The public will be able to provide comments verbally to the Project Manager, electronically on Facebook/LinkedIn, and in writing via email or letters. The comments will be discussed at a public Coalition meeting hosted by the CCLB. The draft Work Plan will be modified in response to relevant comments. Following Work Plan approval, the Coalition will schedule three public kick-off meetings to acquaint the community with the project. One meeting will be held at the CCLB's office and one meeting will be held in each of the Coalition members' jurisdictions. One of the kick-off meetings will be broadcast via a webinar for citizens who cannot attend the meetings, and additional meetings will be scheduled, if needed. The Coalition will ask the public to identify sites they consider to be brownfields or believe are impacting health and welfare. These sites will be added to the Coalition's list of potential sites for funding. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and Coalition members' websites. As sites are selected, the Coalition will present the reasoning for the selection at a public meeting and solicit public feedback. Public meetings will be held at readily identifiable and accessible public buildings in, or as close as possible to, the target neighborhood at the end of the comment period to receive and discuss additional comments. These meetings will be held in the evenings to maximize attendance.

After an assessment is completed, the primary information flow will be outward to the community, notifying stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. Assessment results will be available at Coalition offices and posted on their websites, Facebook, and LinkedIn. If health threats are identified, written notices will be sent to impacted citizens, and the area health departments will be contacted. When cleanup and/or redevelopment planning is initiated, more involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. At the close of the project, the Coalition will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the Positively Allegan website, Facebook, and LinkedIn.

4. **Site Eligibility and Property Ownership Eligibility:** This application is for a community-wide Brownfields Assessment Grant. Consequently, site eligibility and property ownership eligibility criteria are not applicable.



CITY OF BATTLE CREEK
CITY MANAGER

December 11, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

RE: FY 2016 U.S. EPA Brownfields Coalition Assessment Grant Application

Dear Ms. Trout-Edwards:

The City of Battle Creek acknowledges membership in the Assessment Grant Coalition, which is comprised of the Calhoun County Land Bank Authority (CCLBA), the City of Battle Creek, and the Albion Brownfield Redevelopment Authority (ABRA). The Coalition is applying for a U.S. EPA Brownfields Assessment Grant to help foster badly needed brownfields redevelopment in the Coalition area. The City of Battle Creek understands that the Coalition is applying for a \$600,000 U.S. EPA Brownfields Assessment Grant for Hazardous Substances. The City of Battle Creek understands that the CCLB will serve as the lead Coalition member. Upon award of the grant, the City of Battle Creek understands that the Coalition members will be required to develop a binding Memorandum of Agreement (MOA) to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

Battle Creek fully supports the Coalition and looks forward to using the grant funds to revitalize brownfields for the mutual benefit of the Coalition communities.

Sincerely,

Rebecca L. Fleury
City Manager

RLF/mkr



December 10, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

RE: FY 2016 U.S. EPA Brownfields Coalition Assessment Grant
Application

Dear Ms. Trout-Edwards:

The Albion Brownfield Redevelopment Authority (ABRA) acknowledges membership in the Assessment Grant Coalition, which is comprised of the Calhoun County Land Bank Authority (CCLBA), the City of Battle Creek, and the ABRA. The Coalition is applying for a U.S. EPA Brownfields Assessment Grant to help foster badly needed brownfields redevelopment in the Coalition area. The ABRA understands that the Coalition is applying for a \$600,000 U.S. EPA Brownfields Assessment Grant for Hazardous Substances. The ABRA understands that the CCLB will serve as the lead Coalition member. Upon award of the grant, the ABRA understands that the Coalition members will be required to develop a binding Memorandum of Agreement (MOA) to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The ABRA fully supports the Coalition and looks forward to using the grant funds to revitalize brownfields for the mutual benefit of the Coalition communities.

Sincerely,

Margaret Meyer Sindt
President and CEO

INTERGOVERNMENTAL AGREEMENT

BETWEEN THE

MICHIGAN LAND BANK FAST TRACK AUTHORITY
(a Michigan public body corporate and politic)

AND THE

TREASURER OF THE COUNTY OF CALHOUN, MICHIGAN

CREATING THE

CALHOUN COUNTY LAND BANK AUTHORITY
(a Michigan public body corporate)

This Agreement is entered into under Section 5 of Article 3 and Section 28 of Article 7 of the Michigan Constitution of 1963 and the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, between the **MICHIGAN LAND BANK FAST TRACK AUTHORITY**, a Michigan public body corporate and politic, and the **TREASURER OF THE COUNTY OF CALHOUN, MICHIGAN**, for the purpose of establishing and creating the **CALHOUN COUNTY LAND BANK AUTHORITY**, a separate legal entity and public body corporate to administer and execute the purposes and objectives of this Agreement.

RECITALS

A. In enacting the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, the 92nd Michigan Legislature found that there exists in the State of Michigan a continuing need to strengthen and revitalize the economy of the State of Michigan and local units of government in this state and that it is in the best interests of the State of Michigan and local units of government in this state to assemble or dispose of public property, including tax reverted property, in a coordinated manner to foster the development of the property and to promote economic growth in the State of Michigan and local units of government in this state.

B. The Michigan Land Bank Fast Track Authority is created as a public body corporate and politic within the Michigan Department of Labor and Economic Growth, a principal department of the executive branch of state government, under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, and is authorized to enter into an intergovernmental agreement with a county foreclosing governmental unit providing for the creation of a county authority to exercise the powers, duties, functions, and responsibilities of an authority under that act.

C. The Treasurer of the County of Calhoun, Michigan is a foreclosing governmental unit under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, and Section 78 of The General Property Tax Act, 1893 PA 206, MCL 211.78.

D. It is the intent of the Michigan Land Bank Fast Track Authority and the Treasurer of the County of Calhoun, Michigan to establish a county authority as a separate legal entity and as a public body corporate under the Land Bank Fast Track Act, consistent with this agreement.

Accordingly, the Michigan Land Bank Fast Track Authority and the Treasurer of the County of Calhoun, Michigan agree to the following:

ARTICLE I **DEFINITIONS**

As used in this Agreement:

Section 1.01. "Act 7" means the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 TO 124.512.

Section 1.02. "Agreement" means this intergovernmental agreement between the Michigan Land Bank Fast Track Authority, a Michigan public body corporate and politic, and the Treasurer of the County of Calhoun, Michigan.

Section 1.03. "Budget Act" means the Uniform Budgeting and Accounting Act, 1968 PA 2, MCL 141.421 to 141.440a.

Section 1.04. "County Authority" means the Calhoun County Land Bank Authority, the public body corporate created under this Agreement pursuant to the Land Bank Act.

Section 1.05. "County Authority Board" means the board of directors of the county authority created under Article IV.

Section 1.06. "County Board" means the Board of Commissioners for the County of Calhoun, Michigan.

Section 1.07. "Effective Date" means the date upon which all of the following are satisfied, as provided under Section 23 of the Land Bank Act:

- i) The Agreement is entered into by the Treasurer.
- ii) The Agreement is approved by the County Board.
- iii) The Agreement is entered into by the State Authority.
- iv) The Agreement is filed with the County Clerk for the County of Calhoun, Michigan.

v) The Agreement is filed with the County Clerk for the County of Ingham, Michigan.

vi) The Agreement is filed with the Secretary to State.

Section 1.08. "Executive Director" means the executive director of the County Authority selected under Section 4.12.

Section 1.09. "Fiscal Year" means the fiscal year of the County Authority, which shall begin on January 1 of each year and end on the following December 31.

Section 1.10. "FOIA" means the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246.

Section 1.11. "Foreclosing Governmental Unit" means that term as defined under Section 3(f) of the Land Bank Act, and Section 78 of The General Property Tax Act, 1893 PA 206, MCL 211.78.

Section 1.12. "Calhoun County" means the County of Calhoun, Michigan.

Section 1.13. "Land Bank Act" means the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 TO 124.774.

Section 1.14. "OMA" means the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275.

Section 1.15. "Party" or "Parties" means either individually or collectively as applicable, the State Authority or the Treasurer as each is a signatory to this Agreement.

Section 1.16. "Person" means an individual, authority, limited liability company, partnership, firm, corporation, organization, association, joint venture, trust, governmental entity, or other legal entity.

Section 1.17. "State" means the State of Michigan.

Section 1.18. "State Authority" means the Michigan Land Bank Fast Track Authority, a Michigan public body corporate and politic created under the Land Bank Act.

Section 1.19. "Tax Reverted Property" means that term as defined under Section 3(q) of the Land Bank Fast Track Act, 2003 PA 258, MCL 124.753(3)(q).

Section 1.20. "Treasurer" means the Treasurer of Calhoun County.

ARTICLE II

PURPOSE

Section 2.01. Purpose. The purpose of this Agreement is to create and empower the County Authority to exercise the powers, duties, functions, and responsibilities of an authority under the Land Bank Act for the benefit of the County and the State.

Section 2.02. Programs and Functions. The County Authority shall endeavor to carry out the powers, duties, and functions, and responsibilities of an authority under the Land Bank Act consistent with this Agreement, including without limitation the power, privilege, and authority to acquire, manage, and dispose of interests in property, and doing all other things necessary or convenient to implement the purposes, objectives, and provisions of the Land Bank Act and the purposes, objectives, and powers delegated to a County Authority under other laws or executive orders.

ARTICLE III

CREATION OF COUNTY AUTHORITY

Section 3.01. Creation and Legal Status of County Authority. The County Authority is established as a separate legal entity and public body corporate to be known as the "Calhoun County Land Bank Authority" for the purposes of acting as an authority under the Land Bank Act and administering and executing this Agreement.

Section 3.02. Articles of Incorporation. At its initial meeting the County Authority Board shall adopt articles of incorporation consistent with the provisions of this Agreement and the Land Bank Act.

Section 3.03. Principal Office. The principal office of the County Authority is at the location within Calhoun County, as determined from time to time by the County Authority Board.

Section 3.04. Title of County Authority Assets. Except as otherwise provided in this Agreement, the County Authority shall have exclusive title to all of its property and no Party shall have an ownership interest in County Authority property.

Section 3.05. Tax-exempt Status. The County Authority shall not be operated for profit. No earnings of the County Authority shall inure to the benefit of a Person other than the County Authority or the Parties. The Parties intend the activities of the County Authority to be governmental functions carried out by an instrumentality or political subdivision of government as described in Section 115 of Internal Revenue code of 1986, 26 USC 115, or any corresponding provisions of any future tax code. The Parties also intend the activities of the County Authority to be governmental functions carried out by a political subdivision of this State, exempt to the extent provided under Michigan law from taxation by this State, including without limitation the single business tax under the Single Business Tax Act, 1975 PA 228, MCL 208.1 to 208.145, and property taxes under the General Property Tax Act, 1893 PA 206, MCL 211.1 to 211.157 or corresponding provisions of future State tax laws. The property of the County Authority and its income and operations are exempt from all taxation by the State or its political subdivisions under Section 4(5) of the Land Bank Act.

Section 3.06. Compliance with Law. The County Authority shall comply with all federal and State laws, rules, regulations, and orders applicable to this Agreement.

Section 3.07. Relationship of Parties. The Parties agree that no Party shall be responsible, in whole or in part, for the acts of the employees, agents, and servants of any other Party, whether acting separately or in conjunction with the implementation of this Agreement. The Parties shall only be bound and obligated under this Agreement as expressly agreed to by each Party. No Party may obligate any other Party. No employee, agent, or servant of the County Authority shall be or shall be deemed to be an employee, agent or servant of the State for any reason.

Section 3.08. No Third-Party Beneficiaries. Except as otherwise specifically provided, this Agreement does not create in any Person, other than a Party, and is not intended to create by implication or otherwise, any direct or indirect benefit, obligation, duty, promise, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any Party's rights under this Agreement, and/or any other right or benefit.

ARTICLE IV

COUNTY AUTHORITY BOARD AND EXECUTIVE DIRECTOR

Section 4.01. County Authority Board Composition. The County Authority shall be governed by the County Authority Board, a board of directors that shall be appointed within thirty calendar days of the Effective Date. Elected officials and other public officers are eligible to serve as members of the County Authority Board to the extent permitted under Michigan law. The Board of Directors of the Calhoun County Land Bank shall consist of seven persons (except as provided in Section 4.02) as follows:

- i) The Treasurer.
- ii) One representative of the City of Battle Creek (either from the elected governing body or the administration of the City of Battle Creek), appointed by the County Board but only while serving as such elected member of such governing body or as a member of such administration. If such member ceases to be an elected member of the City of Battle Creek governing body or ceases to be part of such administration, the then Calhoun County Board shall appoint the replacement to fill the unexpired term.
- iii) One representative of the City of Albion (either from the elected governing body or the administration of the City of Albion), appointed by the County Board but only while serving as such elected member of such governing body or as a member of such administration. If such member ceases to be an elected member of the City of Albion governing body or ceases to be part of such administration, the then Calhoun County Board shall appoint the replacement to fill the unexpired term.
- iv) One member of the Calhoun County Board, but only while serving as an elected member of such Board, as appointed by the County Board. If such member ceases to be an elected member of the Calhoun County Board, the then Calhoun County Board shall appoint the replacement to fill the unexpired term.

v) One representative of a Township in Calhoun County (either from the elected governing body or the administration of such township), appointed by the County Board but only while serving as such elected member of such governing body or as a member of such administration. If such member ceases to be an elected member of such Township governing body or ceases to be part of such administration, the then Calhoun County Board shall appoint the replacement to fill the unexpired term.

vi) Two representatives from Calhoun County at large, appointed by the County Board.

Section 4.02. Appointments by Elected County Executive. If Calhoun County adopts a unified form of county government providing for an elected county executive under 1973 PA 139, MCL 45.551 to 45.573, or if Calhoun County adopts a county charter providing for an elected county executive under 1966 PA 293, MCL 45.501 to 45.521, the appointments under Sections 4.01(ii) shall be made by the elected county executive.

Section 4.03. Term of Office. Except as otherwise provided under this section, the members of the County Authority Board appointed under Sections 4.01(ii) to 4.01(vi) shall be appointed for a term of four years. To provide for staggered terms, of the members initially appointed under Sections 4.01(ii) to 4.01(vi) one member shall be appointed for a term of four years, two members shall be appointed for a term of three years, two members shall be appointed for a term of two years, one member shall be appointed for a term of one year, as determined by the County Board. After the expiration of the initial terms, members appointed under Sections 4.01(ii) to 4.01(vi) shall be appointed for terms of four years.

Section 4.04. Removal. A member of the County Authority Board appointed under Section 4.01(ii) to 4.01(vi) may be removed for cause by the County Board.

Section 4.05. Vacancies. A vacancy among the appointed members of the County Authority Board appointed under Section 4.01(ii) to 4.01(vi) caused by death, resignation, or removal of a County Authority Board member shall be filled in the same manner as the original appointment for the balance of the unexpired term.

Section 4.06. Meetings. The County Authority Board shall conduct its first meeting no later than forty-five calendar days after the later of i) the Effective Date, or ii) appointment of a quorum of the County Authority Board. The County Authority Board shall meet at least annually and hold such other meetings at the place, date, and time as the County Authority Board shall determine from time to time. All meetings of the County Authority Board shall comply with the OMA. Public notice of the time, date, and place of the meetings shall be given in the manner required by the OMA.

Section 4.07. Quorum and Voting. A majority of the County Authority Board shall be required to constitute a quorum for the transaction of business. The County Authority Board shall act by a majority vote at a meeting at which a quorum is present. A quorum shall be necessary for the transaction of business by the County Authority Board. Presence in person for both quorum and voting at a meeting may include electronic communication by which such member of the County Authority Board is both seen and heard by the members of the County Authority Board and any members of the public at the meeting.

Section 4.08. County Authority Board Responsibilities. The County Authority Board shall do all of the following by a majority vote of its members appointed and serving:

- i) Consistent with this Agreement and the Land Bank Act, adopt amendments to the initial articles of incorporation adopted under Section 3.02 and adopt subsequent amendments to the articles of incorporation as deemed necessary by the County Authority Board.
- ii) Adopt bylaws, rules, and procedures governing the County Authority Board and its actions and meetings. Initial bylaws shall be adopted within six months of the first meeting of the County Authority Board.
- iii) Elect officers. Initial officers shall be elected within thirty days of the first meeting of the County Authority Board.
- iv) Approve policies to implement day-to-day operation of the County Authority, including policies governing any staff of the County Authority.
- v) Provide for a system of accounts to conform to a uniform system required by law, and review and approve the County Authority's budget to assure that the budgets are approved and administered in accordance with the Budget Act.
- vi) Provide for an annual audit in accordance with the Budget Act.
- vii) Adopt personnel policies and procedures.
- viii) Adopt policies and procedures for contracting and procurement.
- ix) Adopt an investment policy in accordance with 1943 PA 20, MCL 129.91 to 129.96, and establish banking arrangements for the County Authority.
- x) Take such other actions and steps as shall be necessary or advisable to accomplish the purposes of this Agreement.

Section 4.09. Fiduciary Duty. The members of the County Authority Board are under a fiduciary duty to conduct the activities and affairs of the County Authority in the best interests of the County Authority, including the safekeeping and use of all County Authority monies and assets. The members of the County Authority Board shall discharge their duties in good faith, with the care an ordinarily prudent individual in a like position would exercise under similar circumstances.

Section 4.10. Chairperson. The Treasurer shall be the Chair of the County Authority Board.

Section 4.11. Compensation. The members of the County Authority Board shall receive no compensation for the performance of their duties. A County Authority Board member may engage in private or public employment, or in a profession or business, except to the extent prohibited by law. The County Authority may reimburse members of the County Authority Board for actual and necessary expenses incurred in the discharge of their official duties as provided by the County Authority Board.

Section 4.12. Executive Director. The County Authority Board may select and retain an Executive Director. An Executive Director selected and retained by the County Authority Board shall administer the County Authority in accordance with the operating budget adopted by the County Authority Board, general policy guidelines established by the County Authority Board, other applicable governmental procedures and policies, and this Agreement. The Executive Director shall be responsible for the day-to-day operations of the County Authority, the control, management, and oversight of the County Authority employees. All terms and conditions of the Executive Director's length of service shall be specified in a written contract between the Executive Director and the County Authority Board, provided that the Executive Director shall serve at the pleasure of the County Authority Board.

Section 4.13. Ethics. Within six months of the first meeting of the County Authority Board the County Authority Board shall adopt ethics policies governing the conduct of the County Authority Board members, officers, appointees, and employees as required under Section 4(9) of the Land Bank Act. The policies shall be no less stringent than those provided for public officers and employees under 1973 PA 196, MCL 15.341 to 15.348.

Section 4.14. Conflicts of Interest. Members of the County Authority Board and officers, appointees, and employees of the County Authority shall be deemed to be public servants for the purposes of 1968 PA 317, MCL 15.321 to 15.330, and are subject to any other applicable law with respect to conflicts of interest. As required under Section 4(10) of the Land Bank Act, the County Authority shall establish policies and procedures requiring the disclosure of relationships that may give rise to a conflict of interest. The County Authority Board shall require that any member of the County Authority Board with a direct or indirect interest in any matter before the County Authority Board disclose the member's interest to the County Authority Board before the County Authority Board takes any action on the matter.

Section 4.15. Relationship to the County. The County Authority shall exercise its powers, duties, functions and responsibilities independently of the County Board. Subject to available appropriations, Calhoun County may provide the County Authority staff and other support including without limitation legal, clerical and information technology services.

ARTICLE V

GENERAL POWERS OF COUNTY AUTHORITY

Section 5.01. General Powers Under Land Bank Act. The County Authority may exercise all of the powers, duties, functions, and responsibilities of an authority under the Land Bank Act, including without limitation each of the following:

- i) Adopt, amend, and repeal bylaws for the regulation of its affairs and the conduct of its business.
- ii) Sue and be sued in its own name and plead and be impleaded, including without limitation defending the County Authority in an action to clear title to property conveyed by the County Authority.
- iii) Borrow money and issue bonds and notes according to the provisions of the Land Bank Act.
- iv) Enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers, including without limitation interlocal agreements under Act 7, for the joint exercise of powers under the Land Bank Act.
- v) Solicit and accept gifts, grants, labor, loans, and other aid from any person, or the federal government, the State, or political subdivision of the State, or an intergovernmental entity created under the laws of the State or participate in any other way in a program of the federal government, the State, a political subdivision of the State, or an intergovernmental entity created under the laws of the State.
- vi) Procure insurance against loss in connection with the property, assets, or activities of the County Authority.
- vii) Invest money of the County Authority, at the discretion of the County Authority Board, in instruments, obligations, securities, or property determined proper by the County Authority Board and name and use depositories for County Authority money.
- viii) Employ legal and technical experts, other officers, agents, or employees, permanent or temporary, paid from the funds of the County Authority. The County Authority shall determine the qualifications, duties, and compensation of those it employs. The County Authority Board may delegate to 1 or more members, officers, agents, or employees any powers or duties it considers proper. Members of the County Authority Board shall serve without compensation but shall be reimbursed for actual and necessary expenses, subject to available appropriations.
- ix) Contract for goods and services and engage personnel as necessary and engage the services of private consultants, managers, legal counsel, engineers, accountants, and auditors for rendering professional financial assistance and advice payable out of any money of the County Authority.
- x) Study, develop, and prepare the reports or plans the County Authority considers necessary to assist in the exercise of its powers under the Land Bank Act and to monitor and evaluate progress under the Land Bank Act.
- xi) Enter into contracts for the management of, the collection of rent from, or the sale of real property held by the County Authority.

xii) Do all other things necessary or convenient to achieve the objectives and purposes of the County Authority under the Land Bank Act or other laws that relate to the purposes and responsibilities of the County Authority.

Section 5.02. Bonds or Notes. The County Authority shall not issue any type of bond in its own name except as authorized by the Land Bank Act. The County Authority shall not possess the power to in any way create indebtedness for a Party. Bonds or notes issued by the County Authority are the debt of the County Authority and not of the Parties. Bonds or notes issued by the County Authority are for an essential public and governmental purpose. Pursuant to Section 24(7) of the Land Bank Act, bonds or notes, together with the interest on the bonds or notes and income from the bonds or notes, are exempt from all taxes by the State or any political subdivision of the State.

Section 5.03. Casino Development Prohibited. Pursuant to Section 4(6) of the Land Bank Act, the County Authority shall not assist or expend any funds for, or related to, the development of a casino.

Section 5.04. Tax Limitation. Pursuant to Section 4(7) of the Land Bank Act, the County Authority shall not levy any type of tax or special assessment.

Section 5.05. Condemnation Prohibited. The County Authority is prohibited from exercising the power of eminent domain or condemning property under Section 4(8) of the Land Bank Act.

Section 5.06. Limitation on Political Activities. The County Authority shall not spend any public funds on political activities. Subject to the foregoing, this section is not intended to prohibit the County Authority from engaging in activities authorized by applicable law.

Section 5.07. No Waiver of Governmental Immunity. The Parties agree that no provision of the Agreement is intended, nor shall it be construed, as a waiver by any Party of any governmental immunity provided under any applicable law.

Section 5.08. Non-Discrimination. The County Authority shall comply with all applicable law prohibiting discrimination. The County Authority shall not fail or refuse to hire, recruit, or promote, demote, discharge, or otherwise discriminate against an individual with respect to employment, compensation, or a term, condition, or privilege of employment because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the individual's ability to perform the duties of a particular job or position. The County Authority shall not limit, segregate, or classify an employee or applicant for employment in a way that deprives or tends to deprive the employee or applicant of an employment opportunity or otherwise adversely affects the status of an employee or applicant because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the individual's ability to perform the duties of a particular job or position.

The County Authority shall not provide services in a manner that discriminates against an individual with respect to employment, compensation, or a term, condition, or privilege of employment because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the individual's ability to receive services from the County Authority.

ARTICLE VI

SPECIFIC POWERS OF THE COUNTY AUTHORITY

Section 6.01. Acquisition of Property. Except as otherwise provided in this Agreement or under the Land Bank Act, the County Authority may acquire by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise real or personal property, or rights or interests in real or personal property, on terms and conditions and in a manner the County Authority considers proper. Real property acquired by the County Authority by purchase may be by purchase contract, lease purchase agreement, installment sales contract, land contract, or otherwise. The County Authority may acquire real property or rights or interests in real property for any purpose the County Authority considers necessary to carry out the purposes of the Land Bank Act.

Section 6.02. Deed in Lieu of Foreclosure. The County Authority may accept from a Person with an interest in a tax delinquent property or Tax Reverted Property a deed conveying that Person's interest in the property in lieu of the foreclosure or sale of the property, as provided under Section 6 of the Land Bank Act.

Section 6.03. Expedited Quiet Title and Foreclosure. The County Authority may initiate an expedited quiet title and foreclosure action to quiet title to interests in real property held by the County Authority as provided under Section 9 of the Land Bank Act.

Section 6.04. Execution of Legal Documents Relating to Property. All deeds, mortgages, contracts, leases, purchases, or other agreements regarding property of the County Authority, including agreements to acquire or dispose of real property, shall be approved by and executed in the name of the County Authority.

Section 6.05. Holding and Managing Property. The County Authority may hold and own in its name any property acquired by the County Authority or conveyed to the County Authority by the State, a Foreclosing Governmental Unit, a local unit of government, an intergovernmental entity created under the laws of the State, or any other public or private person, including without limitation Tax Reverted Property and property with or without clear title. The County Authority may, without the approval of a local unit of government in which property held by the County Authority is located, control, hold, manage, maintain, operate, repair, lease as lessor, secure, prevent the waste or deterioration of, demolish, and take all other actions necessary to preserve the value of the property it holds or owns. All real property held by the County Authority shall be inventoried and classified by the County Authority according to title status of the property and suitability for use. The County Authority may take or perform the following with respect to property held or owned by the County Authority:

i) Grant or acquire a license, easement, or option with respect to property as the County Authority determines is reasonably necessary to achieve the purposes of this Agreement and the Land Bank Act.

ii) Fix, charge, and collect rents, fees, and charges for use of property under the control of the County Authority or for services provided by the County Authority.

iii) Pay any tax or special assessment due on property acquired or owned by the County Authority.

iv) Take any action, provide any notice, or institute any proceeding required to clear or quiet title to property held by the County Authority in order to establish ownership by and vest title to property in the County Authority, including without limitation an expedited quiet title and foreclosure action under Section 9 of the Land Bank Act.

v) Remediate environmental contamination on any property held by the County Authority.

Section 6.06. Civil Action to Protect County Authority Property. The County Authority may institute a civil action to prevent, restrain, or enjoin the waste of or unlawful removal of any property from Tax Reverted Property or other real property held by the County Authority, as provided under Section 11 of the Land Bank Act.

Section 6.07. Environmental Contamination. If the County Authority has reason to believe that property held by the County Authority may be the site of environmental contamination, the County Authority shall provide the Michigan Department of Environmental Quality with any information in the possession of the County Authority that suggests that the property may be the site of environmental contamination, as required under Section 10 of the Land Bank Act. The County Authority shall cooperate with the Michigan Department of Environmental Quality with regard to any request made or action taken by the Department under Section 10 of the Land Bank Act.

Section 6.08. Transfer of Interest in Property by County Authority. Pursuant to Section 7 of the Land Bank Act, on terms and conditions, and in a manner and for an amount of consideration the County Authority considers proper, fair, and valuable, including for no monetary consideration, the County Authority may convey, sell, transfer, exchange, lease as lessor, or otherwise dispose of property or rights or interests in property in which the County Authority holds a legal interest to any public or private person for value determined by the County Authority. Any transfer or other disposition of property or interests in property by the County Authority shall be in accordance with guidelines established by the County Authority Board.

Section 6.09. Disposition of Proceeds. Any proceeds from the sale or transfer of property by the County Authority shall be retained by the County Authority, or expended or transferred by the County Authority consistent with the provisions of the Land Bank Act and pursuant to a plan adopted by the County Authority Board.

Section 6.10. Collective Bargaining. The County Authority shall have the right to bargain collectively and enter into agreements with labor organizations. The County Authority shall fulfill its responsibilities as a public employer subject to 1947 PA 336, MCL 423.201 to 423.217 with respect to all its employees.

Section 6.11. Municipal Employee Retirement System. To the extent permitted under Michigan law, the County Authority Board may elect to become a participating municipality on behalf of County Authority employees but only pursuant to Section 2c(2) of the Municipal Employees Retirement Act of 1984, 1984 PA 427, MCL 38.1501 to 38-1558.

ARTICLE VII

BOOKS, RECORDS, AND FINANCES

Section 7.01. County Authority Records. The County Authority shall keep and maintain at the principal office of the County Authority, all documents and records of the County Authority. The records of the County Authority, which shall be available to the Parties, shall include, but not be limited to, a copy of this Agreement along with any amendments to the Agreement. The records and documents shall be maintained until the termination of this Agreement and shall be delivered to any successor entity or, if none, to the Treasurer or any successor agency of the Treasurer.

Section 7.02. Financial Statements and Reports. The County Authority shall cause to be prepared, at County Authority expense, audited financial statements (balance sheet, statement of revenue and expense, statement of cash flows, and changes in fund balance) on an annual basis. Such financial statements shall be prepared in accordance with generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm. A copy of the annual financial statement and report shall be filed with the Michigan Department of Treasury, or any successor agency, and shall be made available to each of the Parties.

Section 7.03. Audits. The County Authority shall provide for the conduct of audits in accordance with Sections 6 to 13 of the Budget Act, which shall be made available at the request of any Party. The County Authority Board shall establish a dedicated audit committee of the County Authority Board for the purpose of overseeing the accounting and financial reporting processes of the County Authority and audits of its financial statements. The County Authority shall establish specific duties and obligations of the audit committee and standards and qualifications for membership on the audit committee. The County Authority may require at least one member to be specifically knowledgeable about financial reports.

Section 7.04. Freedom of Information Act. The County Authority shall be subject to and comply with the FOIA.

Section 7.05. Uniform Budgeting and Accounting Act. The County Authority shall be subject to and comply with the Budget Act. The Executive Director annually shall prepare and the County Authority Board shall approve a budget for the County Authority for each Fiscal Year. Each budget shall be approved by the December 1 immediately preceding the beginning of the Fiscal Year of the County Authority.

Section 7.06. Deposits and Investments. The County Authority shall deposit and invest funds of the County Authority, not otherwise employed in carrying out the purposes of the County Authority, in accordance with an investment policy established by the County Authority Board consistent with laws and regulations regarding investment of public funds.

Sections 7.07. Disbursements. Disbursements of funds shall be in accordance with guidelines established by the County Authority Board.

Section 7.08. Performance Objectives. Each Fiscal Year, the Executive Director shall prepare objectives for the County Authority's performance for review and approval by the County Authority Board. If there is not an Executive Director, the County Authority Board shall delegate responsibility for preparation of the same to one or more members of the County Authority Board.

Section 7.09. Annual Reports. Not less than annually, the County Authority shall file with the Treasurer, the County Board, and with the State Authority a report detailing the activities of the County Authority, and any additional information as requested by the Treasurer, the County Board, or the State Authority.

ARTICLE VIII

DURATION OF AGREEMENT

Section 8.01. Duration. This Agreement and the County Authority shall commence on the Effective Date and shall continue in effect for an initial term of 5 years and after that until terminated by joint action of the Parties and the County Board or withdrawal by a Party under Section 8.02.

Section 8.02. Withdrawal of Either Party. Either Party may withdraw from this Agreement after the initial term, upon six months notice in writing to the County Authority as provided under Section 9.01. The Treasurer shall withdraw from this Agreement under this section if required to withdraw under the terms of a resolution adopted by the County Board.

Section 8.03. Disposition upon Termination. As soon as possible after termination of this Agreement, the County Authority shall finish its affairs as follows:

- i) All of the County Authority's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the County Authority and distribution of its assets shall be paid first.
- ii) The remaining assets, if any, shall be distributed to any successor entity, subject to approval by the Parties. In the event that no successor entity exists, the remaining assets shall be distributed to Calhoun County or as otherwise agreed by the Parties.

ARTICLE IX

MISCELLANEOUS

Section 9.01. Notices. Any and all correspondence or notices required, permitted, or provided for under this Agreement to be delivered to any Party shall be sent to that Party by first class mail. All such written notices, including any notices of withdrawal under Article VIII, shall be sent to each other Party's signatory to this Agreement, or that signatory's successor. All correspondence shall be considered delivered to a Party as of the date that such notice is deposited with sufficient postage with the United States Postal Service. Any notice of withdrawal shall be sent via certified mail.

Section 9.02. Entire Agreement. This Agreement sets forth the entire agreement between the Parties and supersedes any and all prior agreements or understandings between them in any way related to the subject matter of this Agreement. It is further understood and agreed that the terms and conditions of this Agreement are contractual and are not a mere recital and that there are no other agreements, understandings, contracts, or representations between the Parties in any way related to the subject matter of this Agreement, except as expressly stated in this Agreement.

Section 9.03. Interpretation of Agreement. The Parties intend that this Agreement shall be construed liberally to effectuate the intent and purposes of this Agreement and the legislative intent and purposes of the Land Bank Act as complete and independent authorization for the performance of each and every act and thing authorized by this Agreement and the Land Bank Act. All powers granted to the County Authority under this Agreement and the Land Bank Act shall be broadly interpreted to effectuate the intent and purposes and not as a limitation of powers.

Section 9.04. Severability of Provisions. If any provision of this Agreement, or its application to any Person, Party, or circumstance, is invalid or unenforceable, the remainder of this Agreement and the application of the provision to other Persons, Party, or circumstances is not affected but will be enforced to the extent permitted by law.

Section 9.05. Governing Law. This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced, and governed under the laws of the State of Michigan without regard to the doctrines of conflict of laws. The language of all parts of this Agreement shall in all cases be construed as a whole according to its plain and fair meaning, and not construed strictly for or against any Party.

Section 9.06. Captions and Headings. The captions, headings, and titles in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning and or to be interpreted as part of this Agreement.

Section 9.07. Terminology. All terms and words used in this Agreement, regardless of the number or gender in which they are used, are deemed to include any other number and any other gender as the context may require.

Section 9.08. Cross-References. References in this Agreement to any Article include all sections, subsections, and paragraphs in the Article, unless specifically noted otherwise. References in this Agreement to any Section include all subsections and paragraphs in the Section.


Section 9.09. References to Public Acts and Statutes. All References to public acts and statutes in this Agreement shall be construed to mean the acts or statutes as amended.

Section 9.10. Jurisdiction and Venue. In the event of any disputes between the Parties over the meaning, interpretation, or implementation of the terms, covenants, or conditions of this Agreement, the matter under dispute, unless resolved between the Parties, shall be submitted to the courts of the State of Michigan. Subject to Sections 6419 and 6419a of the Revised Judicature Act of 1961, 1961 PA 236, MCL 600.6419 and 600.6419a, any and all claims against the State Authority must be brought and maintained in the Court of Claims in Ingham County notwithstanding Section 6421 of the Revised Judicature Act of 1961, MCL 600.6421.

Section 9.11. Amendment. This Agreement may be amended or an alternative form of this Agreement adopted only upon written agreement of all Parties.

Section 9.12. Effective Date. This Agreement shall become effective as of the Effective Date. This Agreement is executed by the authorized representatives of the Parties on the date(s) indicated below:

**MICHIGAN LAND BANK FAST
TRACK AUTHORITY, a Michigan public
body corporate and politic**

By: 
Semone M. James

Its: Executive Director

Date: May 10, 2007

**TREASURER, COUNTY OF
CALHOUN**

By: 
ANN ROSENBAUM PETREDEAN

Date: May 4, 2007

Resolution #2000-58

City of Albion

RESOLUTION ESTABLISHING
A BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE CITY OF ALBION
AND APPOINTING BOARD MEMBERS PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF
THE STATE OF MICHIGAN 1996, AS AMENDED

At a regular meeting of the City Council of the City of Albion, Calhoun County, Michigan, held in the Council Chambers of said City on the 4th day of December, 2000 at 7:00 p.m.

PRESENT: 6

ABSENT: 1

MOTION BY: Robert Thomas

SUPPORTED BY: Arthur Davis

WHEREAS, the City Council of the City of Albion, by Resolution adopted on October 16, 2000, (the "Resolution of Intent"), determined that it is in the best interests of the public to facilitate the implementation of Brownfield Plans relating to the identification and treatment of environmentally distressed (functionally obsolete and/or blighted) areas so as to promote revitalization within the municipal limits of Albion and declared its intention to provide for the operation of a Brownfield Redevelopment Authority for the City of Albion (the "Authority") pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"); and

WHEREAS, on this date, pursuant to and in accordance with the Act and the Resolution of Intent, the Council held a public hearing, notice of which was given as required by Section 4(2) of the Act, on the adoption of a resolution creating the Authority; and

WHEREAS, all citizens, taxpayers and property owners of the City of Albion and officials of the affected taxing jurisdictions had the right and opportunity to be heard at the public hearing on the establishment of the Authority; and

WHEREAS, the Council desires to proceed with the establishment of the Authority for the City of Albion within the municipal limits of which the Authority shall exercise its powers, all pursuant to and in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Authority Created.** Pursuant to the authority vested in the Council by the Act, the Authority is hereby established and shall be known as the City of Albion Brownfield Redevelopment Authority.
2. **Supervision of the Authority.** The Authority shall be under the supervision and control of the Economic Development Corporation (EDC) Board of the City of Albion.
3. **Jurisdiction of the Authority.** The Authority shall exercise its powers within the area of the City of Albion.
4. **Powers and Duties of the Authority.** The Authority shall have the powers and duties to the full extent as provided by and in accordance with the Act. Among other matters, the exercise of its powers, the Board shall prepare a Brownfield Plan for eligible property pursuant to Section 13 of the Act and submit the plan to the Council for consideration pursuant to Section 14 of the Act.
5. **Bylaws and Rules of the Authority.** The Authority shall elect officers and adopt bylaws and rules governing its procedures and the holding of its meetings, all in accordance with Sections 5(3) and 5(5) of the Act, and shall immediately forward a copy of the bylaws and rules after adoption by the Board to the Council in care of the Clerk of the City of Albion. The Authority's Bylaws and rules shall be subject to the approval of the Council; provided; however, that if the Council fails to either approve or disapprove the Authority's bylaws and rules at its next regular meeting after receipt of a copy thereof by the Clerk, the Authority's bylaws and rules shall be deemed to have been approved by the Council for all purposes.
6. **Director's Bond.** In the event the Board elects to employ a director as authorized by Section 6(1) of the Act, the director, before entering upon the duties of his office, shall, in addition to any other requirements of law, post a bond in the penal sum of \$100,000 with a \$0 deductible payment to the Authority for the use and benefit of the Authority, which shall be approved by the Board and filed with the Clerk. The premium on the bond furnished by the director shall be deemed to be an operating expense of the Authority, payable from funds available to the Authority for expenses of operation.
7. **Form of Approvals.** Except as may otherwise be provided by the Act or other applicable law, approvals by the Council of all matters pertaining to the Authority or its Board shall be by resolution.
8. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
9. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.
10. **Publication.** The Clerk is hereby directed to file a true and complete copy with the Secretary of State of the State of Michigan promptly after adoption and to take all other actions incident upon such adoption pursuant to applicable charter or other provisions.

AYES: 6

NAYES: 0

ABSTAINED: 0

RESOLUTION DECLARED ADOPTED:

STATE OF MICHIGAN)
)ss.
COUNTY OF CALHOUN)

I, the undersigned, the duly qualified and acting Clerk of the City of Albion, County of Calhoun, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City of Albion at a regular meeting held on the 4th day of December 2000, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunder set my official signature, this 8
day of December 2000.

E. J. King
Clerk

City of Albion

ATTACHMENT 2

Letter from State Authority



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

November 20, 2015

Ms. Krista Trout-Edwards
Executive Director
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

Dear Ms. Trout-Edwards:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States Environmental Protection Agency Brownfield Grant Proposal for 2016

Thank you for your notice and request for a letter of acknowledgment for the Calhoun County Land Bank Coalition's proposal to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division, encourages and supports cooperative coalitions in their redevelopment efforts. Our review of your proposed project meets the EPA's requirements under the proposal guidelines.

The Calhoun County Land Bank Coalition is applying for a \$600,000 combined hazardous substances and petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites in the county, including the cities of Battle Creek and Albion. The coalition, led by the Calhoun County Land Bank is considered eligible for this grant as an economic development agent of a general purpose unit of county government.

Should the EPA award this brownfield grant to the coalition, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in Calhoun County. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at smedley@michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Brownfield Redevelopment Unit
Remediation and Redevelopment Division
517-284-5153

ATTACHMENT 3

Leveraged Funding/Resources Documentation

Proactis Development Strategies

*309 North Superior Street
Albion, Michigan 49224*

December 3, 2014

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 W. Green Street
Marshall, MI 49068

RE: FY 2016 U.S. EPA Hazardous Materials Coalition Assessment Grant Application
Leveraging Support


Dear Ms. Trout-Edwards:

Proactis Development (Proactis) understands that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Hazardous Materials Assessment Grant. As part of the grant application, Proactis understands that the CCLB must leverage additional funds/resources to support the grant project. Proactis believes that the grant project will benefit the ABRA and the entire City of Albion and would like to offer its support for the project.

Proactis has acquired multiple parcels of land along the main street in the downtown corridor. We hope these parcels will be redeveloped with various mixed-use developments that will provide additional housing and commercial amenities for City of Albion residents. Proactis believes that the revitalization of downtown Albion is essential to its economic recovery and growth in the future. In order to support the downtown revitalization, Proactis is willing to transfer their downtown area parcels at no cost to a developer or developers identified by the CCLB as having used Assessment grant funds to redevelop these vacant, underused properties. Based on the value of the parcels that have been acquired to date, Proactis believes the value of the donated parcels and associated commercial buildings will range from \$200,000 to \$300,000.

Proactis fully supports the CCLB as it seeks an Assessment Grant, and looks forward to using their programs and funds to support the redevelopment of brownfields in the City of Albion.

Sincerely,


Joyce Spicer
President



OFFICE OF THE PRESIDENT

December 3, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 W. Green Street
Marshall, MI 49068

RE: FY 2016 U.S. EPA Brownfields Coalition Assessment Grant Application Community Support and Leveraging

Dear Ms. Trout-Edwards:

Albion College understands that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, we understand that the CCLB must secure community organization support and must leverage additional funds and resources to support the grant program. We believe that this grant project will benefit the City of Albion and support our collective mission to revitalize the community. We would like to offer our strong support for this application and the CCLB as they assess, clean up and foster the redevelopment of the brownfields that are impacting our host community.

Albion College will prove a dedicated and active partner with CCLB and the City of Albion moving forward. Albion College has worked with the CCLB and the City of Albion over many years as they have utilized previous assessment grants to support downtown redevelopment efforts. Albion College recently helped turn a Michigan DEQ-remediated site into a pocket park, now known as "Collaboration Corner." This project was done in partnership with the CCLB, the City of Albion, the Albion Community Foundation and over 60 student and citizen volunteers. The College was also recently recognized by the U.S. Department of Education for our leadership in developing programs in community service. Our programs provide funding for College staff and student interns to focus on economic development activities in the City; we place student teachers in local schools and are helping with the transition after the closing of our high school; we are working to bring additional health care professionals and medical programming to the City; we have invested significantly in local arts and culture, helping to restore a local historic theater; and our environmental programs support local initiatives including outdoor education and a local food initiative, to name just a few examples of our dedication to community engagement.

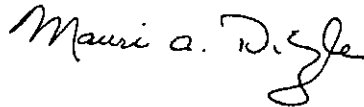
Perhaps most notable to our renewed dedication to our host community, Albion College recently launched the Build Albion Fellows Program. This program will provide the four-year costs of tuition and room and board for up to 10 first-year students who grew up in Albion and attended the Albion Public School system. Fellows will complete a work-study component (10 hours per

week for 40 weeks) and will dedicate each summer (40 hour per week for 10 weeks) to service projects that “build” the community of Albion. By 2019, we anticipate that four classes of Build Albion Fellows will be engaged in the program, representing an investment of up to \$4 million in the City’s young people and the community.

Beyond our most obvious asset and contribution to the community, which is providing a nationally-recognized liberal arts education for young people, Albion College fully supports the environmental and economic health of our host community. We believe that this grant will come at an opportune time for both the revitalization of downtown Albion and our Build Albion Fellows Program. We have acquired multiple parcels of land throughout the City in the hopes of redeveloping these underutilized properties into College facilities and mixed-use developments that will provide additional amenities for Albion College students and Albion residents. Many of these parcels are located around the main downtown corridor. In order to support the downtown redevelopment that is underway, we would consider donating these parcels to the developer who is also currently acquiring parcels along the downtown corridor. This will result in larger areas of the downtown corridor being redeveloped with minimal extra parcel acquisition costs for the developer. We believe the value of the donated parcels could range from \$100,000 to \$250,000.

Like so many post-industrial communities, before we can move forward Albion must first address the residual effects of industry and the economic challenges that come with assessing and in some cases remediating environmental issues. The EPA Brownfields Assessment Grant, through the stewardship of the CCLB, would remove significant roadblocks in the redevelopment and revitalization process that is underway. On behalf of Albion College and the greater College community, I strongly support this proposal and the work of the CCLB.

Sincerely,

A handwritten signature in cursive script that reads "Mauri A. Ditzler". The signature is written in dark ink and is positioned below the word "Sincerely,".

Mauri A. Ditzler
President



November 23, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

Re: FY 2016 U.S. EPA Brownfields
Coalition Assessment Grant Application
Leveraging Support

Dear Ms. Trout-Edwards:

Battle Creek Unlimited (BCU) understands that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. The CCLB, the City of Battle Creek and the City of Albion are forming a coalition for the grant with the CCLB being the lead applicant. BCU is committed to supporting the grant as an operational partner and a provider of additional leveraged redevelopment funding. BCU is a quasi-governmental, non-profit, economic development organization that facilitates regional wealth creation through human, economic, and community development by stimulating a diverse civic culture and fostering new ideas, organizational models and healthy lifestyles. BCU's development activities include business retention and attraction, including Asia and Europe, alone and in cooperation with the Michigan Economic Development Corporation's international marketing program using the development and redevelopment incentives available. BCU manages the Direct Investment Fund, a source of loan and equity capital to help developing, expanding or relocating businesses to acquire buildings and equipment. The organization works closely with the City to identify and evaluate developments for investment of municipal resources, time and capital. BCU has been responsible for creating the Fort Custer Industrial Park in the City of Battle Creek and attracting over 9,000 jobs, mostly in the manufacturing sector, to the Fort Custer Industrial park. The industrial park is part of the former Fort Custer Military Base which operated from 1915 until it closed in the 1960s. At 3,000 acres, the park is the largest in Michigan and is one of the most successful brownfield redevelopment projects in the United States.

BCU will serve as a supporting partner for the EPA Assessment Grant project team. We will assist with grant and site marketing functions, identify and attract developers and business to the target sites and neighborhoods, identify and help secure leveraged financial incentives for redevelopment projects, and assist the project team with evaluating the financial and economic viabilities of developers and proposed projects in Battle Creek. Since BCU provides administrative and management support to the Battle Creek Brownfield Redevelopment Authority (BCBRA) and Battle Creek Tax Increment Finance Authority (BCTIFA), we will facilitate leveraging of funds from those sources for supported projects.

BCU will provide the above services at no cost to the grant program. We estimate the value of those services at \$50,000 (500 hours over three years). BCU also will provide additional leveraging support by evaluating businesses that located development projects in Battle Creek for investment consideration through the Direct Investment Fund. The value of leveraged funds will be dependent on eligibility and financial need.

BCU fully supports the CCLB as it seeks an EPA Assessment Grant and looks forward to partnering to successfully use those funds to support redevelopment of brownfields in the City of Battle Creek.

Sincerely,


Marie Briganti, President & CEO
Battle Creek Unlimited



Battle Creek Tax Increment Finance Authority
4950 West Dickman Road, A-1
Battle Creek, Michigan 49037
Telephone: (269) 962.7526 Fax: (269) 962.8096

November 23, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

Re: FY 2016 U.S. EPA Brownfields
Hazardous Materials Assessment Grant Application Leveraging Support

Dear Ms. Trout-Edwards

The Battle Creek Tax Increment Finance Authority (BCTIFA) understands that the Calhoun County Land Bank (CCLB) is applying for an EPA Brownfields Assessment Grant. The CCLB, the City of Battle Creek and the City of Albion are forming a coalition for the grant with the CCLB being the lead applicant. As part of the grand application, the BCTIFA understands that the CCLB must leverage additional funds and resources to support the grant project and help ensure successful brownfield redevelopment. BCTIFA believes that the grant project will benefit the City of Battle Creek and would like to offer its support for the project.

BCTIFA collects incremental tax revenues within its development district and uses those funds to halt the decline of property values and to promote growth in the development area. BCTIFA can support construction, renovation, repair, or preservation of infrastructure, public facilities, or individual property. BCTIFA, upon approval of its board, will support eligible redevelopment projects either with its own funds or through grant funds obtained from the State of Michigan or other sources.

BCTIFA fully supports CCLB as it seeks an EPA Hazardous Materials Assessment Grant and looks forward to using its programs and funds to support projects engaged in eligible brownfields redevelopment in the City of Battle Creek.

Sincerely,

A handwritten signature in black ink, reading "Albert C. Bobrofsky", is written over a horizontal line. The signature is fluid and cursive.

Albert C. Bobrofsky, Chairman
Battle Creek Tax Increment Finance Authority

December 4, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, MI 49068

RE: FY 2016 U.S. EPA Brownfields Hazardous Materials Coalition Assessment Grant
Application Leveraging Support

Dear Ms. Trout-Edwards:

The Albion Tax Increment Finance Authority (TIFA) understands that the Calhoun County Land Bank (CCLB) is applying for an EPA Brownfields Assessment Grant. As part of the grant application, the TIFA understands that the ABRA must leverage additional funds and resources to support the grant project and help ensure successful brownfield redevelopment. TIFA believes that the grant project will benefit the City of Albion and would like to offer its support for the project.

TIFA collects incremental tax revenues within its development district and uses those funds to halt the decline of property values and to promote growth in the development area. TIFA can support construction, renovation, repair or preservation of infrastructure, public facilities or individual property. TIFA, upon approval of its board, will support eligible redevelopment projects either with its own funds or through grant funds obtained from the State of Michigan or other sources.

TIFA fully supports the CCLB as it seeks an EPA Hazardous Materials Assessment Grant and looks forward to using its programs and funds to support projects engaged in eligible brownfields redevelopment.

Sincerely,



Margaret Meyer Sindt
President

Albion Tax Increment Finance Authority
309 N. Superior Street
Albion, MI 49224



December 4, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, MI 49068

RE: FY 2016 U.S. EPA Brownfields Hazardous Materials Coalition
Assessment Grant Application Leveraging Support

Dear Ms. Trout-Edwards:

The Albion Economic Development Corporation (AEDC) understands that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Hazardous Materials Assessment Grant. As part of the grant application, the AEDC understands that the CCLB must leverage additional funds/resources to support the grant project. The AEDC believes that the grant project will benefit the City of Albion and would like to offer its support for the project.

The AEDC is committed to helping the CCLB leverage funds received from the requested EPA Assessment Grant. The AEDC will work with the CCLB to approve the inclusion of properties in the Albion Brownfield Plan, which makes them eligible for tax increment financing of the excess costs of brownfield redevelopment. The following activities are eligible for tax increment financing: environmental assessment, cleanup planning, remediation and exposure mitigation, building demolition, asbestos abatement, site preparation and infrastructure improvement. The AEDC herewith commits to support inclusion in the Brownfield Plan of any eligible property on which EPA Assessment Grant funds are expended. This will allow capture of incremental taxes for up to 30 years to reimburse the costs of eligible activities. The value of this funding for any given project will depend on the value of the project, the amount of incremental taxes generated, and the amount of eligible costs. The value of this financial support for projects in Albion could range from \$100,000 to \$3,000,000.

The AEDC fully supports the CCLB as it seeks an Assessment Grant, and looks forward to using their programs and funds to support the redevelopment of brownfields in the City of Albion.

Sincerely,

Herman McCall
Vice Chairman

**BATTLE CREEK
BROWNFIELD REDEVELOPMENT AUTHORITY**

4950 West Dickman Road, Suite A-1 ♦ Battle Creek, Michigan 49037 ♦ Telephone 269.962.7526 ♦ Fax: 269.962.8096

November 23, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

Re: FY 2016 U.S. EPA Brownfields
Hazardous Materials Coalition Assessment Grant Application
Leveraging Support

Dear Ms. Trout-Edwards:

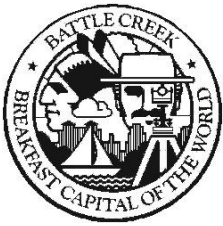
The Battle Creek Brownfield Redevelopment Authority (BCBRA) understands that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Hazardous Materials Assessment Grant. The CCLB, the City of Battle Creek and the City of Albion are forming a coalition for the grant with the CCLB being the lead applicant. As part of the grant application, the BCBRA understands that the CCLB must leverage additional funds/resources to support the grant project. The BCBRA believes that the grant project will benefit the City of Battle Creek and would like to offer its support for the project.

The BCBRA is committed to helping the CCLB leverage funds received from the requested EPA Assessment Grant. The BCBRA will work with the CCLB to approve the inclusion of properties in the Battle Creek Brownfield Plan, which makes them eligible for tax increment financing of the excess costs of brownfield redevelopment. The following activities are eligible for tax increment financing: environmental assessment, cleanup planning, remediation and exposure mitigation, building demolition, asbestos abatement, site preparation, and infrastructure improvement. The BCBRA herewith commits to support inclusion in the Brownfield Plan of any eligible property on which EPA Assessment Grant funds are expended. This will allow capture of incremental taxes for up to 30 years to reimburse the costs of eligible activities. The value of this funding for any given project will depend on the value of the project, the amount of incremental taxes generated, and the amount of eligible costs. The value of this financial support for projects in Battle Creek could range from \$100,000 to \$3,000,000.

The BCBRA fully supports the CCLB as it seeks an Assessment Grant, and looks forward to using their programs and funds to support the redevelopment of brownfields in the City of Battle Creek.

Sincerely,


Albert C. Bobrofsky, Chairman
Battle Creek Brownfield Redevelopment Authority



CITY OF BATTLE CREEK

DOWNTOWN DEVELOPMENT OFFICE

November 10, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

Re: FY 2016 U.S. EPA Brownfields
Coalition Assessment Grant Application
Leveraging Support

Dear Ms. Trout-Edwards:

The Battle Creek Downtown Development Authority (DDA) understands that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the DDA understands that the CCLB must leverage additional funds/resources to support the grant project. The DDA believes that the grant project will benefit the entire City of Battle Creek and would like to offer its support for the project.

The DDA's mission is to correct and prevent deterioration in the downtown business district, to encourage historic preservation, and to promote the economic growth of the DDA District. The DDA understands that the CCLB intends to use grant funds to support redevelopment of the downtown corridor, among other areas. The DDA will support grant-funded redevelopment activities in the downtown corridor by providing additional staff time and targeted funds for direct marketing and promotion of the subject USEPA grant program and adaptive reuse of vacant structures within the downtown corridor buildings to prospective owners/applicants. The DDA is committed to providing up to \$10,000 in-kind towards grant-funded redevelopment that occurs in the downtown corridor as result of the grant.

The DDA fully supports the CCLB as it seeks an Assessment Grant, and looks forward to using their programs and funds to support the redevelopment of brownfields in the City of Battle Creek.

Sincerely,

John J. Hart - Independent Contractor
City of Battle Creek
Downtown Development Director

34 W. JACKSON STREET SUITE 2A BATTLE CREEK MICHIGAN 49017

(269) 441 1239 WEB: WWW.BATTLECREEKMI.GOV
WWW.DOWNTOWNBATTLECREEK.COM



December 4, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, MI 49068

RE: FY 2016 U.S. EPA Brownfields Coalition Assessment Grant Application
Leveraging Support

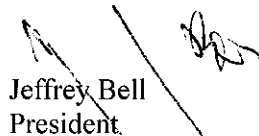
Dear Ms. Trout-Edwards:

The Albion Downtown Development Authority (DDA) understands that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the DDA understands that the CCLB must leverage additional funds/resources to support the grant project. The DDA believes that the grant project will benefit the entire City of Albion and would like to offer its support for the project.

The DDA's mission is to correct and prevent deterioration in the downtown business district, to encourage historic preservation, and to promote the economic growth of the DDA District. The DDA understands that the CCLB intends to use grant funds to support redevelopment of the downtown corridor, among other areas. The DDA will support grant-funded redevelopment activities in the downtown corridor by providing funds for historical facade preservation and rehabilitation for downtown corridor buildings. The DDA is committed to providing up to \$5,000 per grant-funded redevelopment that occurs in the downtown corridor.

The DDA fully supports the CCLB as it seeks an Assessment Grant, and looks forward to using their programs and funds to support the redevelopment of brownfields in the City of Albion.

Sincerely,


Jeffrey Bell
President

ATTACHMENT 4

Letters of Commitment from Community Organizations

November 23, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068



Board of Directors

Stephen Hamilton
Donald Brown
James Coury
Susan Founé
Robert Whitesides
Patricia Crowley
David Heinicke
Christine Kosmowski
Kenneth Kornheiser
Dennis Stelzer
Brian Huggett

The Kalamazoo River Watershed Council is a public, non-profit 501(c)3 organization whose purpose is to work collaboratively with the community, government agencies, local officials and businesses to improve and protect the health of the Kalamazoo River, its tributaries, and its watershed.

RE: FY 2016 U.S. EPA Brownfields Coalition Assessment Grant Application Community Support

Dear Ms. Trout-Edwards:

The Kalamazoo River Watershed Council (KRWC) understands that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, we understand that the CCLB must secure community organization support for the grant program.

The KRWC works with community groups, government agencies, and local businesses to improve and protect the health of the Kalamazoo River, its tributaries, and its watershed. The goals of the KRWC are to: 1) Promote wise stewardship and use of the natural resources of the Kalamazoo River and its watershed through education about its environmental, social, and economic issues; 2) Promote and celebrate the river as a recreational, aesthetic, and economic resource; 3) Facilitate, support, and provide technical assistance to partners addressing river and watershed issues, management planning, and funding; 4) Develop and implement resource protection and ecological enhancement projects; and, 5) Continue to function as the Public Advisory Council for all matters related to the problem of contaminated sediments in the Kalamazoo River system, advocating long-term solutions that will help produce a cleaner and safer river environment.

The Kalamazoo River was designated as an Area of Concern (AOC) under the 1987 [Great Lakes Water Quality Agreement](#). The river was listed as an AOC due to historic releases of PCBs associated with de-inking operations at local paper mills. The EPA has identified remediation of PCB-contaminated sediments in the river, control of nonpoint source pollution (particularly phosphorus), and habitat restoration as priorities for the Kalamazoo River. We believe that identifying, assessing, and redeveloping brownfields near the river is a key component to restoring this important local and regional ecosystem.

The KRWC has produced an EPA-approved Watershed Management Plan as well as a Land Conservation Plan, the latter in collaboration with the Southwest Michigan Land Conservancy and the University of Michigan. We have therefore invested considerable energy in strategizing where we would best apply our resources towards protecting and improving water quality, habitat, and opportunities for public access and recreation throughout the watershed.

The KRWC's role in the grant project will be to assist the CCLB and the cities of Albion and Battle Creek in public outreach to our members and other groups committed to environmental and resource stewardship. We will assist the CCLB in identifying sites that have the potential to detrimentally impact the Kalamazoo River and its tributaries; support the CCLB and the cities with educating the community regarding the importance of watershed management; and provide support for development plans that expand/create recreational areas, parks, trails, and wildlife areas along the Kalamazoo River.

The KRWC supports the CCLB as it seeks assessment grant funds and looks forward to working with the CCLB as they begin cleaning up and redeveloping the brownfields that are concentrated along the river corridor, where there is the most potential for improved public access and use of the river.

Sincerely,

A handwritten signature in black ink that reads "Stephen K. Hamilton".

Dr. Stephen K. Hamilton
President

December 2, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

RE: FY 2016 U.S. EPA Brownfields Coalition Assessment Grant Application Community Support

Dear Ms. Trout-Edwards:

Michigan Works! is a Statewide, unified workforce development system with sixteen agencies across the State of Michigan. Michigan Works! assists employers with finding and retaining qualified employees and works with the labor force to make sure they meet the needs of the employers.

We understand that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, we understand that the CCLB must secure community organization support for this grant program. We believe that the grant project will benefit the entire county and support our mission of "Preparing a qualified workforce to meet the current and emerging needs of business and industry." As a result, we would like to offer our support for the project.

As the leading workforce agency in the state, Michigan Works! Southwest will use its network of area businesses and available service providers to link job seekers with the education and training necessary to acquire employment with these existing businesses. We will also work with businesses interested in relocating to Albion and/or Battle Creek to develop training programs that will provide job seekers with the skills needed to work in these new employers. Finally, we will work with the CCLB and the Cities of Albion and Battle Creek, as possible, to link residents to the training needed to secure employment in the environmental field (i.e., environmental assessment, remediation, etc.).

Michigan Works! Southwest fully supports the CCLB as it seeks Assessment Grant funds, and looks forward to using our workforce development expertise to support the revitalization of Albion.

Sincerely,



Ben Damerow
Director, Michigan Works! Southwest



ALBION INTERFAITH MINISTRIES
118 W Porter
PO Box 24
Albion MI 49224
517/629-5260

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

December 4, 2015

RE: FY 2016 U.S. EPA Brownfields Coalition Assessment Grant Application
Community Support

Dear Ms. Sindt:

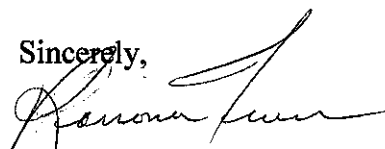
The Albion Interfaith Ministry (AIM) understands that the Calhoun County Land Bank (CCLB) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, we understand that the CCLB must secure community organization support for the grant program. We have worked with the CCLB and the City of Albion as they have utilized grants and private funding to support the downtown redevelopment efforts. We believe that the grant project will benefit the entire City of Albion and support our mission to improve the Albion neighborhoods in which we work. We would like to offer our support for the project.

AIM is a group of churches and volunteers that provide services to impoverished individuals and families in the area and acts as a liaison between minority populations, City organizations, and local health organizations. We have a food distribution center, and offer financial emergency assistance and personal counseling that serve the impoverished residents located in the targeted areas of Albion.

AIM believes the assessment grant project offers a perfect opportunity to support assessment and redevelopment of brownfields in the neighborhoods that have been disproportionately impacted by the presence of vacant and underused industrial and commercial facilities. We will disseminate information on the availability of assessment grant funds, information on sites selected for assessment, potential health concerns associated with the selected sites, and results of the assessment activities. We will work with the CCLB and the City of Albion to ensure that residents' concerns regarding health, safety, and community disruption associated with brownfields redevelopment activities are solicited and addressed during the assessment and redevelopment process. We will also work to keep the residents and businesses informed on the progress of redevelopment efforts in their neighborhoods.

AIM supports the CCLB as it seeks assessment grant funds and looks forward to working with the CCLB as they begin cleaning up and redeveloping the brownfields that are impacting our impoverished neighborhoods.

Sincerely,



President Ramona Truss



Albion Health Care Alliance

December 1, 2015

Ms. Krista Trout-Edwards
315 W. Green St.
Marshall, MI 49068

Dear Ms. Trout-Edwards:

This letter is written on behalf of the Albion Health Care Alliance to offer support for the Calhoun County Land Bank's (CCLB) EPA Brownfield Assessment Grant application and to offer assistance with the project in Albion through the Neighborhood Health Visitor Program and the Sisters Influencing Society.

The mission of the Alliance is to promote wellness, access to care and care coordination to enable people in the greater Albion community achieve their optimal health status. The Neighborhood Health Visitor program is a network of trained Albion community residents and Albion College students dedicated to connecting Albion residents with county health resources. They act as community advocates for health and other resources by giving a voice to the needs of Albion residents.

During the course of the Assessment Grant, the Alliance will distribute health information relating to Brownfield's to impacted neighborhoods. Initially, the Alliance will distribute information on the location and associated health and safety concerns of area Brownfield sites. If health threats are identified, the Alliance will provide affected residents with information on available medical treatments and/or actions they can take to reduce exposure. In essence, the Alliance will serve as an outreach arm of the project.

This will be a great opportunity for the City of Albion and I am in full support.

If I can be of further assistance or answer any questions, please feel free to contact me.

Sincerely,

Nidia G. Wolf
Executive Director
Albion Health Care Alliance
309 N. Superior St.
Albion, MI 49224
director@albionhca.org
517-629-5080

December 14, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

RE: FY 2016 U.S. EPA Brownfields Coalition Assessment Grant Application
Community Support

Dear Ms. Trout-Edwards:

The City of Battle Creek established a City of Battle Creek Neighborhood Planning Council Charter in 1979. This charter resulted in the creation of 11 Neighborhood Planning Councils (NPCs) covering all areas of the City except the main downtown corridor. The purpose of the NPCs is to inform and discuss any issues or concerns within their neighborhoods. Suggestions and information which members may have are shared with City Officials who can work with the NPCs to bring about desired changes. Any person who lives or owns property in a neighborhood council area may attend meetings, which are open to the public.

The NPCs provide an organized outlet for improved communication between residents and the City on community level issues. Over the past 30 years, the NPCs have provided an open, inclusive, and diverse forum for deliberation on neighborhood issues. It is through these organized actions that issues and concerns are elevated from the resident/community level to the City level, where partnerships develop and change occurs. The NPCs provide a unique and exceptional method to both disseminate information and obtain input regarding the assessment, cleanup, and redevelopment of the brownfield sites that are impacting many of their communities.

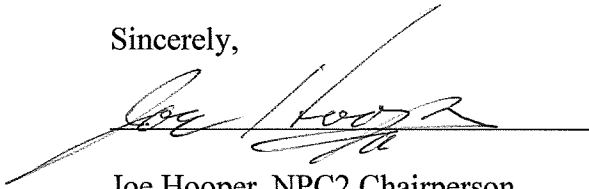
We understand that the Calhoun County Land Bank (CCLB) and the City of Battle Creek are interested in focusing assessment grant dollars on the West Michigan Avenue and Hamblin Avenue corridor, which extends through our Northcentral NPC (NPC #2). This NPC is one of the more impoverished and minority-rich neighborhoods in the City and we believe addressing the brownfields that are present along this main east-west corridor is key to spurring revitalization of this area. We would like to offer our support for the assessment grant project and would like to partner with the City to involve our community in the project. Specifically, we believe we can provide the following support:

- disseminate grant information to our residents in NPC #2, including notice of award, information regarding the grant, and planning activities conducted using the grant;
- facilitate and encourage neighborhood engagement for sites selected for assessment, cleanup, and redevelopment;

- facilitate community input for identification of potential sites that may be impacted health and welfare of residents and identification of sites for assessment, cleanup, and redevelopment;
- fostering relationships with other community organizations and City departments to enhance specific elements of brownfield redevelopment projects in our NPC.

NPC #2 supports the CCLB as it seeks assessment grant funds and looks forward to working with the CCLB as they begin cleaning up and redeveloping the brownfields that are impacting our impoverished neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Hooper", is written over a horizontal line.

Joe Hooper, NPC2 Chairperson



December 1, 2015

Ms. Krista Trout-Edwards
Calhoun County Land Bank
315 West Green Street
Marshall, Michigan 49068

Re: FY 2016 U.S. Brownfields Coalition Assessment Grant Application
Community Support

Dear Ms. Trout-Edwards:

On behalf of Neighborhoods, Inc. of Battle Creek (NIBC), it is my pleasure to provide this letter of support for the Calhoun County Land Bank and the cities of Battle Creek and Albion (the Coalition) as they apply for a U.S. EPA Brownfield Assessment Grant. Battle Creek has many needs related to its residents and therefore, NIBC is committed to helping neighbors achieve healthy neighborhoods. We believe that this grant will assist the community in initiating economic development, specifically at brownfields located within neighborhoods, and be used as a tool to encourage sustainable redevelopment that will lead to improving the community and quality of life for our residents. Therefore, we fully endorse the grant application.

For over thirty years, NIBC has been working with residents in the community. The mission of NIBC is to help neighbors achieve healthy neighborhoods by identifying leadership, resources, and effective strategies that bring about long-term change. NIBC considers a healthy neighborhood to be safe, clean, diverse, free of crime and drugs, economically healthy, with caring and involved neighbors and well maintained properties. Community engagement is only successful when it is an organic process of originating from the hearts and minds of the residents in our community. Our job, as a community development organization, is to be a resource in the community facilitating projects and discussions. We know from experience that engagement represents a mosaic of activities and people.

During the course of the Grant, NIBC will work with the Coalition to identify brownfields in Battle Creek that are immersed in residential neighborhoods that if redeveloped, will help the City and the neighborhoods achieve the mission outlined by NIBC. We look forward to working with the Coalition to support this project.

Sincerely,

William G. Phillips
President and CEO

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/16/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Calhoun County Land Bank Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

30-0407720

* c. Organizational DUNS:

9619739840000

d. Address:

* Street1:

315 West Green Street

Street2:

* City:

Marshall

County/Parish:

Calhoun

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

49068-1518

e. Organizational Unit:

Department Name:

Calhoun County Land Bank

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Krista

Middle Name:

* Last Name:

Trout-Edwards

Suffix:

Title: Executive Director

Organizational Affiliation:

Calhoun County Land Bank Authority

* Telephone Number:

269-781-0777

Fax Number:

* Email: kedwards@calhouncountymi.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY2016 USEPA Brownfields Assessment Grant Application Calhoun County Land Bank Authority

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: